

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 9, 1914

## OUR CHAOTIC BUILDING REGULATIONS

Thirteen Separate Departments of Government Exercise Jurisdiction  
Over Buildings to the Great Annoyance and Injury of Owners

**H**ARDLY a year passes but some new board, commission or bureau is created by either the Legislature or the Board of Aldermen to regulate or supervise something relating to buildings. When a great disaster occurs in a building our legislators at once begin to work the grist mill of legislation overtime, turning out new laws, creating new commissions and boards to employ regiments of inspectors, in an attempt to remedy conditions supposedly responsible for the disaster. Rarely, if ever, is an attempt made to strengthen an existing department or bureau in order to render it more efficient, the belief apparently being that only by the creation of new commissions, boards or bureaus can the conditions be remedied and the results desired brought about.

### Thirteen Corps of Inspectors.

At this time there are thirteen departments, boards or bureaus that have jurisdiction over matters affecting buildings, as follows:

First, the Bureau of Buildings. The duty of this bureau is to pass upon plans and applications for new construction and alterations to existing buildings, plumbing and elevators, to issue permits therefor, and to generally enforce the provisions of the Building Code. This bureau is also charged with the duty of inspecting the buildings during the construction and alterations.

Second, the Tenement House Department, whose jurisdiction extends to all boroughs, over all houses or buildings occupied, in whole or in part, as the home or residence of three families or more, living independently of each other and doing their cooking upon the premises, and includes apartment houses, flat houses and all other houses so occupied. Before a multi-family house can be erected or altered, plans must be filed and approved by this department in conforming to the requirements of the Tenement House Law. Afterward the plans must be sent to the Bureau of Buildings for approval as to construction, two sets of plans being necessary.

### The Firemen's Inspections.

The Fire Prevention Bureau of the Fire Department has jurisdiction over all matters pertaining to exits and means of egress from buildings, and, according to the opinion of the Corporation Counsel, it also has jurisdiction over the following:

- 1, The construction of fireproof buildings; 2, fireproofing; 3, fire walls; 4, fireproof partitions; 5, chimneys, flues and the installation of appliances for heat, light and power; 6, floor and roof openings for hoistways, dumbwaiters, conduits and pipes; 7, the protection of windows and other openings in walls by fireproof shutters, sills or sashes, or by wire glass construction.

While the law does not specifically require that plans be filed with the Fire Department, yet, as it has jurisdiction, prudence would dictate that plans be submitted to it for approval; this course is being followed to a large extent.

The Bureau of Combustibles has ju-

**T**HE present status of the supervision of buildings and their construction in New York City can be described only as chaotic. The property owner hardly knows where to turn. He is confronted on every side by a multiplicity of city departments, each having jurisdiction over something that pertains to the construction or equipment of his building, and the jurisdictions overlap. In attempting to comply with the orders of one department, an owner frequently finds that he is conflicting with the requirements of some other department. Complaints coming from every direction against this economic waste have caused the Real Estate Board of New York to make an expert analysis of the situation, and the results are given in this article.

isdiction over garages and other places where combustibles are kept.

The Department of Water Supply, Gas and Electricity has jurisdiction over wiring and the installation of electrical equipment.

Police Department: All theatrical and concert licenses are issued by this department upon certification by the Fire Department and the Bureau of Buildings that all requirements of the law relating to places of public amusement have been met.

Bureau of Boiler Inspection: Under the charter of the City of New York all steam boilers must be inspected, and the police are charged with this duty.

### Must Have a License.

The Bureau of Licenses, Mayor's office, issues licenses for moving picture shows where the seating capacity is less than six hundred, and for other places of amusement seating less than three hundred persons, where theatrical and concert licenses are not required; also dance halls, etc. Before issuing licenses the Bureau of Licenses requests reports from the Bureau of Buildings and the Fire Department.

The Department of Docks and Ferries has jurisdiction over buildings located on or near the waterfront, including those on land formerly under water, but since reclaimed.

The Department of Parks has jurisdiction over projections on buildings within 350 feet of any park, parkway, etc. Plans must be submitted and approved. Special ordinances cover projections on Riverside drive, Fifth avenue fronting on Central Park.

The Department of Health, under the provisions of the Sanitary Code, exercises jurisdiction over all classes of buildings in the matter of ventilation, drainage and plumbing.

The Bureau of Highways has jurisdiction generally over all projections on

buildings extending beyond the building line, except such as may front on parks, parkways or within 300 feet thereof, which come within the jurisdiction of the Park Department. These projections include awnings, marqueses, storm doors and signs. Permits for the use of streets and sidewalks during building operations are also issued by this bureau.

The Department of Bridges has no specific jurisdiction in the matter of buildings; on occasions, however, by special legislation, certain buildings have been placed under its jurisdiction—the new Municipal Building, for instance.

### Factory Inspections.

The Industrial Board of the Department of Labor is a State department, and the Commissioner is appointed by the Governor. The Industrial Board has jurisdiction over all factories, factory buildings, mercantile establishments, etc. The act creating the Industrial Board provides as follows:

"All factories, factory buildings, mercantile establishments and other places to which this chapter is applicable shall be so constructed, equipped, arranged, operated and conducted in all respects as to provide reasonable and adequate protection to the lives, health and safety of all persons employed therein; and the said board shall from time to time make such rules and regulations as will effectuate the said policy and intent."

Under this act it will appear that the Industrial Board has full jurisdiction over all matters pertaining to any of the above enumerated buildings, including exits and means of egress which, under the Fire Prevention Law, were formerly within the jurisdiction of the Fire Department.

The U. S. Department of Agriculture: Under certain conditions it may be necessary to file plans with this department, as, for instance, when a factory is to prepare food and engage in interstate commerce, the Pure Food Law would be operative.

### A Wasteful System.

When so many bureaus or bodies exercise jurisdiction (which is not too well defined) over matters pertaining to buildings, it cannot be surprising that confusion and conflict or overlapping of jurisdiction results.

In order to maintain these numerous bodies having to do with the inspection, construction, supervision, etc., of buildings, an appropriation per annum of over \$2,000,000 is needed, and between six hundred and seven hundred inspectors and engineers are required—or are, at least, employed; in addition a numerous clerical force is needed for administration.

One of the greatest drawbacks to the present wasteful system is the large number of inspectors rendered necessary to perform the functions of the various departments and bureaus, each operating independently of the other. One qualified inspector should be able to look after, in large part, everything that pertains to the construction and appurtenances of a building, instead of

the three or four that are now necessary under the present system, which makes duplication of work unavoidable.

The scattering of authority and the lack of concentration has not only increased the cost of building operations in this city very materially to the owner, architect and builder, but has also made the enforcement of the laws relating to buildings more difficult.

In order to conduct a building operation in this city, in many instances it may be necessary to secure permits from three to eight different bureaus or departments; this is a wholly needless and unnecessary expense.

#### The Remedy.

In the preceding discussion an attempt has been made to indicate in a way the chaotic conditions of matters relating to buildings in this city, and the consequent confusion and annoyance to citizens resulting from the lack of concentration of authority.

The rational and effective remedy would be the uniting or consolidation of the various departments, bureaus or commissions that may have to do with buildings into one great department which should have exclusive jurisdiction over all matters pertaining to buildings of every description, including the issuance of licenses for concert, theatrical and other shows.

The creation of such a department would center responsibility in one head, and would make for both increased efficiency and economy. A conservative

estimate would be \$300,000 saved per annum.

It is probably too much to expect at this time so radical a departure from past policy, as such a reform would necessitate the discharge of several hundred city employees, and might not be considered good politics, at least. However, a beginning could be made, and a step in the right direction would be the consolidation of the Bureau of Buildings and the Fire Prevention Bureau of the Fire Department, or else the creation of a new department to take over the functions of both of the above bureaus.

It may be an open question which of the two methods would give the better results, and arguments can be advanced in favor of each. The essential point, however, is the consolidation by whichever method, and this seems to admit of comparatively little argument, at least from the standpoint of those having dealings with the Bureau of Buildings and the Fire Prevention Bureau.

#### Architects Take Action.

At the last meeting of Brooklyn Chapter, American Institute of Architects, a resolution was adopted saying that the present system of departmental control over buildings and building operations in the City of New York is cumbersome, extravagant and illogical for the following reasons:

"1st. The employment of plan examiners to go over practically the same ground by two departments when the building is to be a tenement, by two

departments when the building is a place of public assemblage, by two departments when the building is to be a factory.

"2nd. The present system requires a duplication of indexing and filing at an enormous cost for labor and for filing space.

"3rd. The employment of inspectors representing each department when one inspector could easily do the work of two, this duplicate inspection being an inexcusable waste of public funds.

"4th. That the present system not only leads to wasteful use of public funds but also results in contradiction of orders as a result of conflicting rulings of the various departments having jurisdiction.

"5th. That the present system is a source of unnecessary annoyance and expense to owners of buildings and all interested in the construction of buildings.

"The Brooklyn Chapter of the A. I. A. hereby urges the Board of Estimate and Apportionment and those having in charge of the preparation of a new Charter for the City of New York to endeavor to obtain such legislation as may be necessary to bring about the consolidation of the Bureau of Buildings, the Tenement House Department, the Industrial Board and the Bureau of Fire Prevention, that the present cumbersome, extravagant and illogical system may be abolished, adhering to and possibly extending the requirements of the above mentioned departments with a view to the safety, health and welfare of the community."

## TWO WAYS OF HELPING MORTGAGE MARKET

The Amortization Plan Generally Adopted Would Be Popular—Bring the Buying Public to Foreclosure Sales—Views of Mr. Morgenthau.

MUCH has been written about the present-day mortgage market conditions, and many real estate men take the stand that until this branch of the business becomes straightened out no material improvement can be hoped for. Mr. M. Morgenthau, Jr., chairman of the Mortgage Loan Committee of the Real Estate Board, said this week:

"It is difficult to tell from which direction the wind is coming when the flag hangs listless from the flagpole. So too, it is difficult to discern the trend of the mortgage market when the market is as dull as at present. We can philosophize and prophesy, but after all the correctness of our deductions will depend very largely on shrewd guess work. Nevertheless, a brief review of the present situation may be helpful.

"There has been no material change in the mortgage loans situation since the beginning of the year. Just after January 1 there was quite a demand for choice mortgages, but this demand was quickly satisfied and it then became apparent that no definite revival had taken place. The demand was merely incidental to the larger market for all investment securities, due to the January disbursements.

#### Number of Mortgages Recorded.

"Since the first of the year up to April 16 the records show that there were 1,287 mortgages recorded in Manhattan against 1,620 recorded last year. The amount involved was \$39,000,000, against \$68,000,000 last year. While this, of course, was counterbalanced to the extent of about \$2,500,000 increase in mortgage extensions, there was still a falling-off in Manhattan alone of about 33 1-3 per cent. About the same per cent. of falling-off is recorded in the Bronx.

"Now, we must not forget that this record of this year is compared with the year of 1913, which in turn was the worst year which we have had in the mortgage market for many years. In

Manhattan alone for 1913 there was a falling-off of over \$100,000,000 in recorded mortgages. The deduction is that the contraction in business has not yet run its course.

#### A Turn in the Market.

"In considering the question of whether a turn in the market may now be expected, we must remember the various causes that have led up to this tremendous change in the mortgage situation. These causes are well known to those who have been in direct touch with the real estate situation. We may refer in passing to the increased expense incident to the holding of real estate, due to increased taxes, and to the multiplication of inspection. We might also refer to the tremendous falling off in real estate speculation due in part to the above and to the money stringency and high rates prevailing throughout the world. On the whole, the outlook is more encouraging now than it has been for many months past. There has been a decided reaction against over-regulation and over-inspection of real estate.

"Rental conditions throughout the city are good. In addition to this, concerted action on the part of the real estate organizations has at last been obtained and a permanent association has been formed which will do much to see that justice is done the property owner in future. Furthermore, Mayor Mitchel has appointed a commission on taxation, including in its membership some of the best known real estate men; and President Marks of the Borough of Manhattan has given the real estate community every assurance that they will get fair treatment and co-operation from him and the departments which are under his guidance.

#### Helpful Factors.

"All of these factors are helping to restore confidence in real estate and this is all that is needed to bring the mortgage market back to a normal condition. No one has questioned that real estate still offers the very best security for the investment of money. The per-

centage which may be loaned with safety may vary somewhat and the desirability of certain particular classes of property as security for conservative loans may change, but with proper and intelligent care money may still be more safely invested in first mortgages on choice New York real estate than in any other security devised by man.

#### Amortised Mortgages Favored.

"I am one of those who believe that the real estate market would be tremendously benefited if a form of amortised mortgages would be introduced. Steps in this direction have already been taken, but a campaign of education will be necessary to show both borrowers and lenders the advantages of this over the old methods. Some of our best authorities agree that the present situation would not have developed if the system of first mortgages with annual payments had been introduced years ago. It is, of course, much easier for the owner to pay a small amount annually in the reduction of his mortgage than to meet a large payment at maturity. And as these payments will take care of any possible depreciation the mortgage is at all times safer.

"Another important matter which has recently been brought very forcibly to my attention is the need for a wider actual market for parties forced to foreclosure. It is true that many of these foreclosures are the result of over-lending and lending without proper judgment, but many of them do not fall in these classes. The mortgage situation has been hurt very much by the fact that so many of these properties are sold to the plaintiff, that is to the lender. We have found that a little intelligent publicity and bringing the offering to the attention of those who might be interested in purchasing a bargain in that particular section will do a great deal to eliminate this. The difficulty is that the legal fees in foreclosures are not sufficient to allow for this publicity and work. Some method of eliminating this difficulty should be devised."

## HESTER STREET VALUES ON STABLE BASIS

Old Thoroughfare, After Many Changes, Now On Permanent Footing—  
Owners Receive Good Returns on Investment—Few Store Vacancies.

FORMERLY a beautiful Quaker settlement lined with stately trees and pretty residences, Hester street is today a flourishing business thoroughfare, which is persistently maintaining its own. The thoroughfare begins at Centre street and runs east to Clinton street, the heart of the Ghetto of the lower East Side. The Bowery is a clear line of demarcation between its Jewish and Italian divisions, the first named population confining itself to the east and the latter to the west. The generally prevailing type of construction is the five-story tenement with stores, on a lot 25x100 feet, with an average room rental of about \$5.50 for three and four room flats.

East of the Bowery and covering about nine blocks there are forty-one five-story structures, seventeen six-story, five four-story, thirteen three-story dwelling houses remodelled for business,

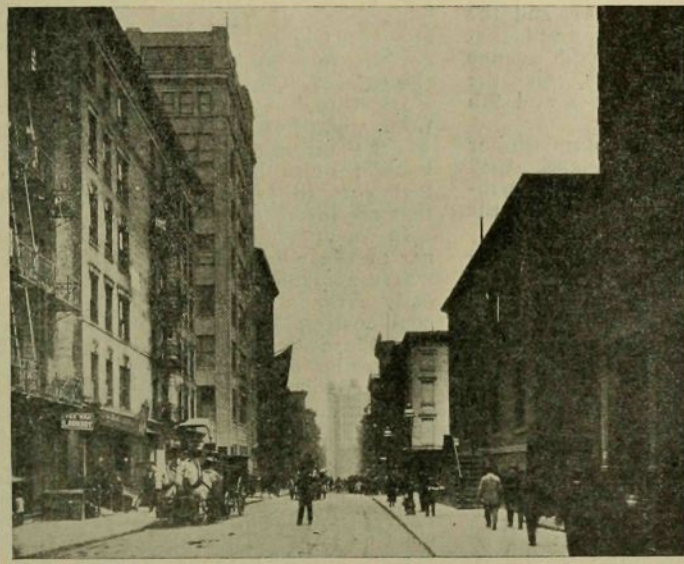
Scattered here and there are various jewelry concerns but the prevailing businesses are interested in high grade dressmaking and tailoring merchandise. Rentals in this neighborhood are unusually high when compared with some other sections of the city. A store in a building on a lot 25x100 feet brings \$100 a month in Hester street, while corner stores net to their owners over twice that amount. So great is the demand for store properties that a canvass made this week revealed only a single vacancy in the whole length of the street.

East of Allen street the stores are chiefly occupied by lace, velvet and silk concerns; opposite Seward Park the same development is noticeable. The class of merchandise offered in these places is of such a grade that it attracts buyers from all sections of the city and even from neighboring cities. Store-keepers have little to fear from push cart competition, since the removal of

and hardware center. Grand street is the amusement as well as the retail district.

"The sweat-shop industry, far over on the East Side, has fallen off and the factories are located in better structures than ever before. On the whole the East Side is as crowded as it ever was, and values in the main are as high as they were five years ago, in spite of the generally prevailing impression to the contrary. The difficulty which confronts the East Side landlord is the continual calling in of mortgages and the unwillingness of mortgagees to take the slightest trouble to ascertain real estate conditions and learn the truth for themselves.

"Hester street began to be built up about forty-five years ago. Lots were then worth about \$8,000. Prices rose to a high mark in 1906 when lots brought about \$35,000, but in 1908 values declined to about \$25,000 and since then they have steadily maintained their



HESTER STREET, LOOKING WEST FROM THE BOWERY.



LOOKING EAST IN HESTER STREET FROM LUDLOW STREET.

three two-story and two one-story. West of the Bowery, a distance of five blocks, there are seventeen five-story buildings, twelve six-story, twelve four-story, four three-story, one two-story, one seven-story, one nine-story, the latter the new Italian school and Children's Aid Society Building, at the corner of Elizabeth street.

### An Italian Quarter.

The push cart element in the business of the street which has been materially lessened on account of the general exodus to desirable locations under the Williamsburgh Bridge does not become particularly conspicuous until one reaches Mulberry street, walking east from Centre. This is a typical Italian quarter and the push cart dealers sell almost every household commodity. There is no particular business development in this neighborhood, although there are several large furniture concerns and kindred businesses in nearby and intersecting streets. The only relic of Quaker occupancy is the old church at the corner of Elizabeth street now occupied as the office of the Consolidated Gas Company.

### In the Jewish Section.

East of the Bowery begins the Jewish section and the stores are occupied with woolen dress goods, trimmings, silks, velvets and clothing establishments.

a great number of these to places under the Bridge has reacted to their benefit. Around Seward Park there remain, however, a great number of peddlers who carry around on their shoulders second-hand garments to sell or exchange.

Hester street is dotted with schools, No. 62, the largest in the city, being at the corner of Essex street, opposite the playground in Seward Park. On the next block, at Ludlow street is Public School 42; in Allen street there are two more, in Forsythe street near Hester, is Public School 65, near Chrystie street is Public School No. 7, while in the Italian section, besides the new Italian educational institution at Elizabeth street, a new structure is being erected at the corner of Baxter street.

### Has Become a Wholesale Center.

"Remarkable transformations in values on the East Side have been going on, although few people realize this fact," said Elias A. Cohen, this week. "Hester street has changed in its character from purely a retail neighborhood to a wholesale center which supplies stores in all sections of the country. Division street is the second largest market for millinery goods and cloaks and suits. Canal street supplies one-half the peddlers who travel through the Eastern States with notions, fancy goods and jewelry. The Bowery is a crockery

firmness. Hester street with its great number of lace, ribbon and silk establishments caters to a large and extensive trade and dressmakers realizing the worth of the materials displayed there have made it the center of their buying activity."

### Opinions of Brokers.

Hiram Rinaldo, realty broker, said: "Hester street has always been a valuable tenement section and produced most excellent income for its property owners. The large number of stores along the street attracts great crowds of people, which has resulted in the steady demand for stores, and there are practically no vacancies. Present business is so firmly established and flourishing that there is but little doubt that Hester street will retain for a long time its present character. It will still be a market for all kinds of merchandise and the old tenements will continue to attract the same class of immigrant tenants."

"Hester street is one of the East Side streets which has upheld its prestige," said John H. Hallock. "While there have been no material changes, rentals in a number of cases are as high as they have ever been.

"In my opinion I can see no reason why the values of real estate in Hester street should not be maintained."

## SEPARATE ORDINANCE FOR FIRE LIMITS

Will Not Be Part of the Building Code—Limits Recommended By the Fire Commissioner—Amendments to the Dumbwaiter Ordinance.

**I**N order that the fire limits may be considered independently when the revised Building Code comes up for adoption in the Board of Aldermen, they will be made the subject of a special ordinance, so that such opposition as may arise to any part of the geographical boundary to be set between frame construction and masonry construction may not reflect upon the code as a whole.

This will be the recommendation of Superintendent Miller, who is now engaged at the direction of the Board of Aldermen in assisting the Building Committee in revising the code which the present board inherited from the previous administration. The fire limits are the first of the subjects to receive attention.

The boundaries of the zones from which frame construction is barred at the present time are detailed in section 143 of the code now in force, which went into effect December 23, 1899. The limits proposed by the Building Committee of 1913 will be found in section 13 of the amended code, as printed in full in the City Record of January 15, 1914.

While the subject is now up, Mr. Miller is ready to receive new suggestions. The order in which other subjects will be considered was detailed in the Record and Guide of May 2. This paper will regularly report the weekly progress of the work of revision.

### Using Charts.

In connection with the subject of fire limits Superintendent Miller is being materially aided by a series of colored charts, which were prepared by the Heights of Buildings Commission and exhibited at the City Planning Exposition held at the Public Library. Of the Borough of the Bronx there are three charts, which show (1) the residence and business sections, (2) the undeveloped sections, (3) the fire limits, to illustrate the amount of frame construction within the present fire limits, and also the amount of brick construction beyond the limits where frame construction is permissible.

In Superintendent Miller's opinion, the only valid reason for extending fire limits is to relieve existing buildings from a further hazard through the erection of additional inflammable structures.

### The Commissioner's Recommendations.

Recommendations from the Fire Commissioner as to the extension of the city's fire limits are to the effect that the entire borough of Manhattan be included. At the present time a narrow irregular shaped strip at the north end is left out. The Fire Commissioner would include Inwood Hill and even Marble Hill.

Commissioner Adamson agrees with the Borough President of Richmond that no change need be made in the fire limits so far as the Borough of Richmond is concerned.

The Commissioner and the Superintendent of Buildings in the Bronx both believe that the fire limits in the Bronx should start in the latitude of 184th street. The exact line recommended to Superintendent Miller by the Fire Commissioner for the Borough of the Bronx is as follows:

### Proposed Bronx Fire Limits.

"I recommend that that part of the Borough of the Bronx be included in the fire limits commencing at the bulkhead line on the south side of 184th

street and Harlem river; 184th street south side to Fordham road, south side of Fordham road to Southern Boulevard, west side of Southern Boulevard to East 182nd street, south side of 182nd street to Bronx Park Square, south side of Bronx Park Square to Boston road, west side of Boston road to 180th street, south side of 180th street to Bronx river, Bronx river west and south sides to Long Island Sound, north side of Long Island Sound to East river, north side of East river to Bronx Kills, north side of Bronx Kills to Harlem river, east side of Harlem river to 184th street."

The limits suggested by the Fire Commissioner for Brooklyn can be briefly described as including Bay Ridge, part of the 29th Ward, and a large part of the 30th Ward, where buildings are already restricted under the present code to the use of but 80 per cent. of the width of the lot. The Commissioner would extend the limits in East New York and Brownsville, in Ridgewood out to the city line, and there is an extension proposed for Greenpoint, but not very much. For Coney Island the Fire Commissioner has suggested that the limits be set at Mermaid avenue on the north, Ocean avenue on the south, 37th street on the east and 9th street on the west.

In Queens, the Fire Commissioner would include all Long Island City south of Washington street and northwest of the Sunnyside Yards, and the main business street of Jamaica.

Presumably the Fire Commissioner's suggestions represent the maximum of the extensions that will be proposed, and the discussion will resolve itself into such questions as whether it is necessary to include such localities as University Heights, Marble Hill, Fort Washington Ridge and Inwood. Much opposition is likely from University Heights and Marble Hill at least.

### Dumbwaiter Shafts.

Alderman Hamilton, chairman of the Building Committee, introduced this week an ordinance to amend section 97 of the Building Code relating to dumbwaiter shafts in an important particular. The section now provides that all dumbwaiter shafts except those which do not extend more than three stories above the cellar or basement in dwelling houses, shall be enclosed in suitable walls of brick or burnt-clay blocks set in iron frames of proper strength, or fireproof blocks, strengthened with metal dowels, or such other fireproof material or form of construction as may be approved by the Superintendent of Buildings having jurisdiction. All openings in the enclosing walls must be provided with self-closing fireproof doors.

The Court of Appeals after years of litigation has decided that the ordinance is retroactive. It means existing buildings as well as those to be erected. Superintendent Miller estimates the cost of building the fireproof enclosing walls at one to two thousand dollars in old buildings. The amending ordinance is proposed as a measure of relief to property owners, recommended by the United Real Estate Owners' Association.

The principal amendment provides that the ordinance shall apply only to buildings "hereafter erected," except that in all existing buildings where the dumbwaiter shaft extends into the cellar or lowest story it shall be enclosed in that story with walls of brick eight inches thick, with openings provided with self-closing fireproof doors.

The Building Committee has under

consideration a proposed ordinance, not yet introduced, regulating partition fences and retaining walls. It provides that when an excavation has been made in any lot requiring the construction of a retaining wall between the lands of two owners, such wall shall be made and retained jointly, and in the case of any dispute the Borough President or his representative will decide.

### FUEL WASTE IN NEW YORK CITY

#### Instances Showing How Some Apartments Are Run Cheaper Than Others.

Government analyses of Pennsylvania, Maryland, and West Virginia bituminous coals, which are sold in this market to the volume of 7,000,000 short tons a year at an average price of \$3.75 per ton, show that this coal averages about 14,100 British thermal units a pound. The cheapest anthracite coal that can be burned in ordinary boilers and comply with New York City's stringent smoke ordinance, is a pea sized coal costing \$4.75 per ton. This grade of hard coal contains only about 12,000 heat units per pound, according to a booklet being issued under the title of "Cutting Coal Costs in New York City," by the Kewanee Boiler Company, of 47 West 42nd street. Some of the information contained in this booklet gives comparative statistics of fuel cost in typical apartment houses that are interesting.

In an apartment building at the corner of West End avenue and 71st street, where smokeless boilers are installed, a daily average of 1½ tons of bituminous coal costing \$3.75 a ton is used. This puts the cost of coal at \$5.62 a day. In another building of the same size, owned by the same concern, and erected by the same builders, under the supervision of the same engineer, another make of boiler is installed. To heat this building more than three tons of anthracite pea coal costing \$4.50 a ton are used daily. This brings the daily coal cost up to \$13.50. This makes the annual saving \$1,654.80 for a heating season of 210 days, to the overhead charges of the apartment using the smokeless boiler.

Smoke is visible proof of wasted fuel. So any boiler which is capable of burning a highly volatile soft coal without smoke is proving itself to be highly efficient. For instance:

In an apartment house at 3 East 85th street a smokeless boiler equipment carrying 6,100 square feet of radiation and supplying in addition the hot water used, burns an average of 4-10 tons of bituminous coal a day. This coal costs \$3.75 per ton which makes the daily coal cost about \$1.50. In another apartment house nearby, an ordinary straight draught boiler is used to heat 5,300 square feet of radiation and burns daily an average of one ton of prepared anthracite coal costing \$6.50.

### Hearing on the Free Port Project.

The Merchants' Association's Committee on Foreign Trade announces that the date of the hearing on the "Free Port" project in the assembly room at the headquarters of The Merchants' Association has been changed to May 14 2 p. m.

In order to test the sentiment of the members of The Merchants' Association upon the project, an expression was invited by the committee. Of 250 answers received, 167 were in favor of the project, twenty-seven opposed it, and fifty-six declined to express any opinion.

# STANDARDS OF BUILDING CONSTRUCTION

## National Fire Protection Association Hears Recommendations of Special Committee of Which Ira H. Woolson Is Chairman

CONFERENCES held this week at Chicago by the National Fire Protection Association, in annual convention, undoubtedly will be the beginning of a number of radical changes in future construction. In the first place, the term "fireproof" will be tabooed hereafter whenever reference to type of construction is made. "Fire resistive" will be the term substituted. In the next place, it was the purpose of the committee, of which Ira H. Woolson, consulting engineer of the National Board of Fire Underwriters, is chairman, to rationalize and popularize the principles of fire-resistive construction, embracing all standards which have thus far been adopted by the association. The special committee's recommendations were drafted merely as a framework for future action by the national body, but so thoroughly has the work been done by the experts comprising the committee that it was the general belief that the recommendations eventually will find themselves in a formal standardization code covering the entire country.

The committee comprised the chairman, Ira H. Woolson; W. F. Ballinger, Phillip H. Bevier, E. T. Cairns, J. E. Curtis, Julius Francke, Richard L. Humphrey, Robert Palm, A. G. Patton, W. G. Sanderson, Walter Smedley, Mason R. Strong, Henry V. Thayer and J. Foster Warner. In their recommendations they urge the discontinuance of the term "fireproof," on the ground that it has in the past been erroneously applied to buildings and materials of a more or less fire-resistive or incombustible nature, and in its indiscriminate use has produced much misunderstanding, and has often engendered a feeling of security entirely unwarranted. Instead, the term "fire resistive" is suggested, which, however, is to be applied to all structures or materials which will satisfactorily resist the effects of a serious fire in accordance with the classification given below.

### New Terms.

"Incombustible," if the committee's suggestion is followed, will be a term applied to structures or materials that will not readily ignite and burn when subjected to fire, while "non-inflammable" will refer to material which may burn when subjected to fire, but will not support flame.

The question naturally arises as to how the basis of these standards will be determined, and in answer the committee offers a standard test which discriminates between fire-resistive materials and systems of construction affording the full, partial and temporary protection against fire which may be properly summarized, with a few exceptions, as follows: (a) Full protection, implying a resistance to a severe fire for four hours, (b) implying a resistance to a severe fire for two hours, and (c) temporary protection, indicating a resistance to a severe fire for at least one hour.

### STANDARD TEST REQUIREMENTS FOR FIRE-RESISTING CONSTRUCTION.

Floors, Roofs, Columns and Other Structural Supports.

| Class. | Duration of test in minutes. | Average temperature, degrees F. | Minimum superficial area under test, sq. ft. | Minimum time for application of water under pressure, minutes. |
|--------|------------------------------|---------------------------------|--|--|
| (a)    | 240                          | 1,700                           | 100  | 10   |
| (b)    | 120                          | 1,700                           | 100  | 5  |
| (c)    | 60                           | 1,500                           | 100  | 2  |

In all cases the load applied after the fire shall be four times that during fire. The committee was not prepared to make any recommendation for loads, except for floor slabs, under full protection which shall be 150 pounds per square foot during fire. Columns will eventually be included in this table.

### PARTITIONS.

| Class. | Duration of test in minutes. | Average temperature, degrees F. | Thickness of material. | Minimum time for application of water under pressure, minutes. |
|--------|------------------------------|---------------------------------|------------------------|--|
| (a)    | 180                          | 1,700                           | 6-in.                  | 35   |
| (b)    | 120                          | 1,700                           | Optional               | 35   |
| (c)    | 60                           | 1,500                           | Optional               | 35   |

The minimum superficial area under test in class (c) shall be 137 3/4 sq. ft. 9'6" x 14'6".

### PROTECTION OF WALL AND PARTITION OPENINGS.

| Class. | Duration of test in minutes. | Average temperature degrees F. |
|--------|------------------------------|--------------------------------|
| (a)    | 240                          | 1,700                          |
| (b)    | 120                          | 1,700                          |
| (c)    | 60                           | 1,500                          |

The committee is not at present prepared to make any recommendations as to thickness of material, area tested, or time of application of water. The above tables are only tentative drafts of requirements thus far considered by the committee. The test for wired glass windows shall be a temperature gradually rising to 1,500 degrees F. at the end of one hour.

### Classification.

The classification of buildings is made according to occupancy, as follows:

Public buildings—Railroad stations, markets, armories, etc.

Federal, state, county and municipal buildings—Custom houses, post offices, state houses, court houses, city halls, police stations, fire houses, bath houses, etc.

Places of worship—Churches, synagogues, temples, etc.

Educational institutions—Colleges, schools, seminaries, etc.

Institutions for culture—Art galleries, libraries, museums, etc.

Places of amusement—Theaters, assembly halls, amusement pavilions, exposition and fair buildings, motion picture halls, skating rinks, etc.

Places for social intercourse—Lodges, dancing academies, etc.

Institutions for sick and infirm—Asylums, hospitals, sanatoriums, etc.

Penal and reformatory institutions—Prisons, houses of correction, etc.

Benevolent institutions—Orphanages, homes for incurables, etc.

Resident buildings—Including all buildings in which people are voluntarily housed or lodged.

The latter class includes all buildings subdivided, as follows:

Places for transient lodging—Hotels, apartment hotels, club houses, etc.

Places for permanent lodging—Tenement, apartment, lodging and rooming houses, nurseries, etc.

Private residences.

The final classification deals with business buildings, a term which embodies places where actual business is conducted and which are used for executive administration and for the manufacture, sale and storage of merchandise. These are to be listed as follows:

Places for executive administration—Office buildings, etc.

Places for manufacturing purposes—Factories, workshops, printing houses, powder mills, grain elevators, breweries, distilleries, slaughter and packing

houses, canneries, gas producers, blasting furnaces, foundries, etc.

Places for sale of merchandise—Mercantile establishments of all kinds, stores, restaurants, etc.

Places for receiving, handling and storing merchandise—Freight stations, docks and wharves, car barns, stables, cold storage and warehouses, etc.

### Fire-Resistive Furnishings.

The committee recommends fire-resistive furnishings for fire-resistive buildings, and adds:

All solid partitions to be of metal lath and cement plaster, terra cotta, brick, magnesia or other incombustible material, and all doors with trim shall be of metal or metal-covered or other non-inflammable material, and no wood shall be used, except metal cover.

All glazing of sash partitions, including doors, shall be of 1/2-inch wired glass in metal frames, with the remainder of the construction of metal, or metal and plaster, or other incombustible material, and no wood, unless covered with metal, shall be used.

Wooden slat partitions or slat guards back of fire doors or elsewhere shall not be used; wire screens set in metal frames or other metal guards are suggested.

All shelving shall be of metal or other suitable incombustible material. Where the contents of the shelving is of an inflammable nature, the fronts of all shelving are to be provided with doors of same material as shelves, and, if required to be glazed, the same must be done with wired glass fastened with metal, independent of putty.

All clothes lockers or closets shall be of metal and not more than ten in one space or area, unless kept in a separate room, enclosed with fire-resistive partitions and doors.

### Table Tops Only Exceptions.

All furniture, such as tables, benches and chairs, shall be of metal or other fire-resistive material. No wood shall be allowed, except in tops, where the under side must be protected with metal.

All stock rooms or storage rooms containing inflammable goods must be enclosed to the ceiling with fire-resistive material; no wooden slat partitions shall be used.

In order to reduce the fire hazard due to inflammable goods, it is recommended, where large quantities are stored, to have more than one room, and that the area of no such room exceed 500 square feet, unless the goods are packed or stored in separate enclosed fire-resistive shelving or closets, in which case the area of stock or storage room is not to exceed 5,000 square feet, unless equipped with automatic sprinklers, in which case it is not to exceed 10,000 square feet.

No inflammable material, unless in actual process of manufacture, is to remain exposed, but shall be kept in fire-resistive stock or storage rooms or fire-resistive enclosed shelving or closets.

Fire-resistive solid boxes or receptacles, with covers of metal or wood, metal-covered, are to be used for all waste rubbish or refuse, which must be collected and placed therein twice a day, and removed or destroyed once every day. Oily waste or rubbish should have the receptacles set above the floor on legs twelve inches high. Small quantities of excelsior or other inflammable material used for packing shall be kept in fire-resistive receptacles, and large quantities should be stored in separate fire-resistive rooms or vaults.

The use of electricity is recommended in preference to gas for illuminating.

# REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate  
Building Construction and Building Management  
in the Metropolitan District

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Is not the Broadway Association arguing after judgment has been entered in its propaganda against limiting the height of buildings? What has inspired its belated appeal?

A general revolt against over-regulation and unnecessary inspections of buildings is imminent. The Brooklyn architects, the Real Estate Board and Miss Anne Morgan, with other ladies, have recently joined with property owners' associations in protesting against further imposition.

A special investigation as to what happened to the bill introduced by Senator Herrick to require the equipment of all passenger elevators (except those in private residences) with automatic devices to regulate starting, disclosed the fact that the bill was left in the Senate Judiciary Committee when the Legislature adjourned. This measure has been introduced in various forms in the last four or five years, but never did it come back from the committee to which it was referred, in this respect being like a number of other bills annually introduced at Albany by statesmen who do not seem to care how much trouble and expense drastic legislation may bring upon the real estate owners.

The first step to be taken by the Board of Estimate in putting into operation the new law for the limitation of the heights of buildings will be the appointment of the members of a commission to make rules and regulations. No resolution on the subject has yet been introduced. In the interim a small agitation has been started by certain downtown opponents of the principle of limiting building heights. They assert that the first attempt to restrict will be made the subject of a case in the courts to test the constitutionality of the law, and especially the districting feature. No doubt there are some who believe in free-for-all neighborhoods, but most of us don't.

### The Passing of Old Hotels.

The new subway will be responsible for the destruction of two of the oldest hotels in New York. The Astor House was obliged to yield to condemnation a year ago, and every New Yorker who took any pleasure in the antiquities of the city, must have regretted its fate. It was not an attractive building, but it was dignified and substantial looking; it was associated with some interesting incidents in the history of New York, and was worthy of the pride with which it had early been regarded by the citizens. It was the first big building which prophesied the future metropolitan eminence of the city. It has had many successors, but none which aroused any high enthusiasm among the people in the midst of whom such buildings were constructed. Structures like the Woolworth or the new Equitable Building attract far less popular attention than did the Astor House when it was first constructed.

The Grand Union Hotel has gathered about it no corresponding associations. It was built at a later period and it was flimsier in construction and entirely lacking in architectural substance and dignity. But it was the first hotel erected near the Grand Central Station and it was long a favorite place for commercial travelers. Its destruction is not to be regretted, for it will be replaced by a much better looking and more useful building. Indeed, the interest which its tearing down arouses is more a matter of the future than of the past. What kind of a building will be substituted for it? Apparently, the neighborhood already contains as many hotels as the traffic will bear. The whole city is, for the time being, over-stocked with this particular class of housing accommodations. The New York Central Railroad Company has abandoned or indefinitely postponed its project of building a hotel chiefly for commercial travelers at Lexington avenue and 42d street, and if any such hotel is constructed the better site would be the cheaper property on Lexington avenue than the dearer property on Park avenue.

It is impossible also that the erection of an office or a loft building on the site would be a profitable investment in the near future. It is true that the 42d street building is fairly well rented and that the owner of the Rapid Transit Building has bought property in the rear on 43d street, for the purpose of extending the existing structure. Nevertheless, a skyscraper covering the site of the Grand Union Hotel would almost double the available office accommodation for rent in the neighborhood and in all probability it would not be fully occupied until several years after it was constructed. It must be admitted that the business development of this region tributary to the Grand Central Station has been, up to date, distinctly disappointing. The railroad company has been unsuccessful in securing tenants for its property and the whole neighborhood is for the time being standing still. Of course, this check is only temporary, but it remains to be seen how temporary it will be.

### The Municipal Civil Service.

Of all the tasks which the existing administration of the city is pledged to undertake, probably the most important is the improvement of the municipal civil service. Any real efficiency and economy in the transaction of the city's business is practically impossible as long as the departmental offices are filled with clerks who take only an occasional and languid interest in their work, who have no ambition to gratify, and whose object is to get through their day's job with the least possible waste of personal energy. Practically everybody who has studied the question of municipal administration efficiency is agreed that the greatest leakage of all occurs in the city's payroll. If there was any way of measuring the labor cost of transacting the city's business, it would certainly be found very largely to exceed the corresponding labor cost of transacting

the business of any ordinarily efficient private company.

The civil service rules and system do nothing to promote efficiency. Their whole effect is rather to encourage inefficiency and to prevent the subordinate official from acquiring any real interest in his work. The very protection which these rules afford against dismissal makes the departmental employee comparatively independent of his superiors and encourages him to prefer safe and slow routine methods to this expenditure of initiative and energy which would not be appreciated and rewarded. The whole service is lacking in esprit de corps, in wholesome official standards and public opinion and in any genuine interest in its work. The measures which are needed to remedy this condition must run very deep and be very comprehensive. They must include a better classification and grading of the whole civil service. A method of promotion which will encourage merit and a method of assigning work which will develop both special efficiency and a certain amount of versatility. A competent commission has, we understand, been at work for sometime on a plan of reorganization, which will doubtless be given to the public sometime during the current year.

The administration proposes, however, to go still further in its effort to convert the city into a good employer and its officials into loyal and efficient public servants. The Chamberlain, Mr. Henry Bruere, has submitted to the Mayor a plan for introducing a certain amount of democracy and self-government into the municipal departments. He wants to encourage staff patriotism by giving to the employees a real control over their own conditions of employment. The idea is to begin with the formation of an employees' conference committee who will be consulted from the start about the details and the purposes of any plan of reorganization. This committee will help to devise the details of a practicable system of departmental discipline and promotion. It will have in part to decide upon the basis of permanent representations, upon the classes into which the employees of any department will have to be divided, upon the kind of questions which will be submitted to representative committees and the kind which should be referred back to the whole body of the employees.

The conference committee will also be asked to consider a proper pension and retirement system, some method of training employees for more difficult work, and consequently for promotion, and a better plan of dealing with the grievances of the employees and of promoting their social welfare. Some method of giving pensions exist in many departments at present, but they have been so badly devised that they are certain to break down. A pension committee is now at work on the matter, but it could be enormously assisted by real co-operation from a committee of employees. The advantages of training schools are obvious and so far they have been introduced only into the Fire and Police Departments. But perhaps the most important matter of all is the provision of some regular method of investigating and adjusting grievances. Grievances, which spread from one person to another, or which affect whole classes of employees, provoke a kind of discontent which is fatal to efficiency. At present their proper adjustment is left to chance or to the caprice of the immediate superiors of the aggrieved individuals. Such employees should certainly have an arbitration board, before whom they could appear, and which would have full authority to investigate and to return a verdict for or against the complainant. The prosecutors of this wise and liberal idea should be watched with the keenest interest by the real estate interests of New York. If they want to encourage effective economy and efficiency in the municipal administration, they cannot do better than to give the city government their assistance in its present project.

**New Regime for Snug Harbor Estate.**

Considerable as are the income resources of Sailors' Snug Harbor, they have not sufficed to meet the expenses of extinguishing the outstanding ground leases and the improvement of any considerable portion of this large Manhattan estate. The capital resources of the Harbor not being available for that purpose without a sale of some of the land, the trustees have therefore been seeking authority to dispose of some. For various reasons they were reluctant to act on the permission obtained from the Legislature in 1901, and in the summer of 1911 a suit was instituted with a view to obtaining a decision from the courts that the Legislature had the power to authorize the trustees to make the change.

New York State has ever been more rigid than other States in its limitations upon perpetuities, and here is one which in effect has been a conspicuous instance of perpetual restriction upon the alienation of lands situated in an active business center. Knowing the State traditions on the subject, the trustees wished to fortify their position against successful attack for all time by obtaining the judgment of the court, as well as the consent of the Legislature. Decisions have been obtained, favorable to the change, from the Supreme Court, the Appellate Division, and now finally from the Court of Appeals, which this week handed down an opinion to the effect that the trustees are authorized to administer the trust in such manner as will more effectively accomplish the intention of the testator.

This will be welcome news to the owners of property in mid-Broadway and thereabouts where the inability or unwillingness of the trustees has long been regarded as a great hindrance to the progress of the community. And manifestly it will be for the benefit of the Sailors' Snug Harbor trust if it can now so use the estate as to derive a greater income from it, and at the same time be relieved of the criticism of being in part responsible for a deadening influence in the neighborhood. Of late years the character of the section in which most of the investment property is situated has been changed in the natural order of things from residential to business uses, and a majority of the buildings, which once were dwellings, were long ago altered into stores and lofts of an inferior type. The altered buildings served for a time but are now physically inadequate as a class to the normal present-day demands of the kind of business which desires to continue in that vicinity. Another handicap to the property has been the higher insurance rate which lessees have had to pay, in comparison with lower rates accorded to the owners and occupants of the new fireproof buildings uptown.

Under the new policy now fully authorized the estate will dispose of some of its holdings and with the funds so obtained will erect from time to time a new building on an old site. This will eventuate in a double improvement and perhaps in time lead to a reversal of the migration which has for some years militated against real estate in that zone. In spite of all the untoward circumstances which the trustees have had to contend with, the estate presents an example to investors of the intrinsic merit of real property as an income paying investment for what Wall street terms a long pull. The real and personal property which Captain Randall left in 1801 has grown in value from \$45,000 to more than \$20,000,000, producing a gross income in 1911 of \$560,000, notwithstanding that out of the annual income the trustees have maintained meanwhile the splendid institution on Staten Island known as Sailors' Snug Harbor. There have been years of plenty and years of scarcity for this estate as well as for others, but it is plain that, taking the poor years with the good, real estate continues to offer as ever the best as well as the safest way of investing money both for the present and the future.

—The proportion of women to men in downtown business pursuits is now about 20 per cent., an increase of 5 per cent. in a decade.

**Better Times Ahead.**

*Editor of the RECORD AND GUIDE:*

Having had a long and varied experience as a real estate lawyer and as a Tax Commissioner who devoted a great deal of time to hearing appeals from assessed valuations on real estate, a word at this juncture or state of affairs in the realty world may not be out of place. While I do not take a pessimistic view, by any means, it is meet and proper to see things at every angle and just as they are at present.

Values based on actual sales are difficult to arrive at, as the prevailing prices have been low. Values determined by returns, results or rents are to be differentiated, as one is indeed fortunate who has rented for a long term of years at a good rental from an owner who is competing against new structures, whether for business or residential purposes. Values have fallen and so have rents, from 34th street south to Chambers street, and from Fifth avenue and Broadway to the North River. Tenants have left the old drygoods and manufacturing district, to stay away "forever and a day," as the old buildings became obsolete, and the new ones are attractive, and fire-insurance rates are very materially less.

Would that I could foretell who is to fill the vacancies in deserted blocks. Mr. Editor, can you, with all your optimism, predict? If there could be united action on the part of property owners generally in a down-going district, and if improvements of a substantial and telling character would be made to meet the demands of tenants,—then and then only could tenants be obtained and held. Is it not the rule that estates have been unable to sell many of their holdings, and so had to be contented, though unsatisfied, with an income of about three per centum? I can point out many instances in Manhattan where no income is obtained. Broadway on both sides from 32nd street way down to Chambers street has been badly hit and hurt for some years past, and further reductions are imminent.

Lenders are timid, as foreclosures are so numerous and common. Owners are obliged to extend the payment of their mortgages on the best terms obtainable. No one save the plaintiff appears in the auction room. Deeds are very frequently given by mortgagors to avoid foreclosures, and more particularly where they are on the board. Mortgagees are watching and waiting, and nursing along the owners in many instances, rather than take the property and see the owner move out and have to look for new tenants. These are the conditions confronting the greatest number today. Why befog the issue? Why not seek remedies to correct this state of things? Capital must be attracted to real estate, and it cannot be unless it is rendered safe and sound in the investments offered. It cannot be questioned that one-half of one per centum has been added to the interest rate for some time past. Money has been diverted from real estate mortgages to corporation bonds of all kinds.

Your publication can aid much by discussion and agitation. Like Moses, lead the realty people out of the wilderness.

CHARLES PUTZEL,  
Woolworth Building, May 5.

Where our correspondent stands he can see only the shadows of the real estate situation. Fewer applications for reduction of assessments were made to the Tax Board last year than during the year before, and only about one-half as many in 1913 as in 1911. In every line of business there has been a declension for well known causes, and the real estate market has been no exception. What the market is waiting for now is a stimulus, and that will come soon from several sources, notably from anticipation of the developing power of the new rapid transit system now under construction, in a large measure also from the new oversea commerce via the Panama Canal, and in some degree, later on, from the new inland trade which will come to us from the New York State Barge Canal.

Through all the years of receding activity no one has doubted the inherent soundness of real estate values. Every day financiers of large means are changing their investments from rails and industrials to real estate. No one ever questions the safety of well buttressed real estate bonds and mortgages, or the safety of reasonably fortified real estate equities. It is only the slenderly margined holder in ill-advised locations who is worried in such times as these—when the course is nearly run, when the unfavorable conditions are nearly all discounted and when values have reached their lowest ebb.—Editor.

**Condemnation Procedure.**

*Editor of the RECORD AND GUIDE:*

I have read the very interesting article in your issue of May 2 by Benno Lewinson concerning improvements in condemnation procedure. The spirit of the article is to be admired, but I cannot see any good reason for burdening the Justices of the Supreme Court with the selection of real estate experts.

Following this suggestion, it would be necessary for the justices to personally examine all real estate experts before designating them to appraise, and inasmuch as there is no abuse by the present method of having the Corporation Counsel make these selections and compel the witness to prove his qualifications as an expert before the commission, there is nothing to be gained by any change in the present method.

Mr. Lewinson also suggests that these experts to be selected by the court should be recommended by the Real Estate Board. It is not necessary for a real estate man to prove his qualifications as an expert to become a member of this board. He merely has to pay his dues and be of a character satisfactory to them.

The members of the Real Estate Board of New York are doing very good work in behalf of the taxpayers of this city, but before leaving this selection of expert witnesses in condemnation to them, they could be of a great deal of assistance in helping the court select experts if they would make strict rules concerning members of their board who go into court in these proceedings and appraise the properties to be condemned at unreasonable, excessive values.

If the real estate experts called on in behalf of property owners would appraise the property at a fair market value, it would save a great deal of time consumed by the Corporation Counsel in cross-examining these witnesses to prove that the values are excessive. If the values placed upon the property to be condemned by the city's experts and the property owners' experts were close together, a great deal of time would be saved on cross-examination and thereby decrease the expense of the commissioners' fees.

In the Court House condemnation proceedings held last year, some members of the Real Estate Board appeared as expert witnesses and appraised as follows:

|                       | Property owners' City | Final               |
|-----------------------|-----------------------|---------------------|
|                       | witnesses.            | witnesses. award.   |
| 43 Centre street...   | \$319,000             | \$100,000 \$135,000 |
| 142-52 Worth street.  | 536,000               | 241,000 279,000     |
| 121 Worth street...   | 114,370               | 60,000 68,500       |
| 27-5 Lafayette street | 669,500               | 247,000 260,500     |

These are only a few instances out of the sixty-five parcels, but are enough to illustrate what I have mentioned.

You can imagine the great amount of time spent by the attorneys for the city and property owners in trying to reconcile by cross-examination the difference in these values.

There is, therefore, good work in store for the Real Estate Board to censure such of their members who knowingly swear to excessive values of property about to be acquired by the City of New York.

HENRY BRADY,  
262 West 23d Street, May 7.

—Governor Fielder, of New Jersey, has signed the bill creating a New Jersey Harbor Commission which is to have general jurisdiction over port improvements in the State.

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## THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building  
Loans, etc., Together With Brief Personal Items.

Conditions Remain Unchanged.

### Clearing House for Suburban Homes.

The New York Suburban Land Company, 30-34 West 33rd street, has instituted a listing system of real estate which embraces all the communities within the suburban zone. After an extended period of preparation an organization has been formed, with central offices at their headquarters and branch offices in many of the nearby towns and villages. Information, floor plans and photographs have been obtained about hundreds of properties which are offered for sale, and the plan is to create a sort of clearing house where a prospective purchaser may obtain information about property in any given section, with a minimum amount of trouble and expense. The New York City office will be open daily from 9 a. m. to 9 p. m., except Sundays when the hours will be 9.30 a. m. to 3 p. m. The suburban realty enterprise differs materially from other plans inasmuch as the originators act solely as brokers and are not interested personally in any particular location. Local brokers, who do not handle suburban realty are privileged to avail themselves of the facilities offered by the new enterprise.

### Billboards Can Be Regulated, But Not Prohibited.

The provision of the Building Code of the City of New York restricting the heights of signboards erected within the fire limits when constructed entirely of metal, or of wood covered with metal, is held by the Appellate Division of the First Department to be a valid exercise of the police power of the municipality. This decision was rendered in the case of the Peopl ex rel Van Buren and New York B. P. Co. vs. Miller, 161 App. Div., March 6, 1914.

On the other hand, the Court of Appeals, the highest court in the State, has rendered a later decision in the case of the City of Newburgh vs. a local bill-posting company, that an ordinance prohibiting altogether the erection and maintenance of billboards, was invalid, in that it contravened the Fourteenth Amendment of the Constitution of the United States, which forbids any State "to make or enforce any law which will deprive any person of life, liberty or property without due process of law."

In other words, billboards may be regulated by having their dimensions and method of construction defined by the municipality, but they may not be absolutely prohibited by ordinance.

### Court House Site Uncertainties.

The Real Estate Board believes that the general layout of the new court house site and the streets and blocks around it can be decidedly improved upon, but that the first thing to do before considering any present plans of modification is definitely to determine the precise nature of the subsurface of the site. In a communication prepared by a committee of the board and addressed to the Court House Board and the Borough President it is said:

"Any proposition which contemplates a building such as the proposed new Court House, without knowing the character of the material in which the foundation is to be laid, is obviously a mistake and the cost of making borings is a small item compared with the proposed cost of the improvements; and we cannot understand why these borings were not made before the land was acquired.

"The commission estimates the building will cost \$10,000,000, or rather it

was stated the cost would be kept within \$10,000,000. This was divided as follows: \$7,000,000 for the building; \$2,000,000 for foundations and \$1,000,000 for contingencies.

"In discussing the matter with an authority, a member of your committee understood this estimate, \$10,000,000, covered only the bare building—without any ornamentation, no statuary, no frescoed ceilings, no interior decorations, no furniture or court equipment. What this may add to the cost is most difficult to say. Door hardware for single pairs of doors in the interior of the Hall of Records cost \$350 a set—the same price that single mahogany desks cost in the same place."

### The Northwest Corner of the City.

The northwest corner of the Bronx was the old Manor of Philipseburgh, and when the Commissioners of Forfeiture sold the sequestered estates of Colonel Frederick Philipse in 1785, Capt. John Warner of the Revolutionary army became the purchaser of a large farm extending half a mile along the river. A part of the farm came into the possession of Edwin Forrest, the play actor. He called his place "Font Hill," and erected upon it a handsome castellated stone residence, intending that after his death it should become the home of aged actors. The Forrest mansion is now one of the buildings of Mount St. Vincent de Paul.

Immediately south of Mount St. Vincent is Riverdale, which is partially located on the old farm of George Hadley, bought from the Commissioners of Forfeiture in 1785. In 1843 about one hundred acres were acquired by William G. Ackerman, and ten years later a syndicate bought a large part of the Ackerman purchase and laid it out as a village. The construction of the New York Central Railroad first made the property accessible from the city for daily commuters. The highest point of land in the Borough of the Bronx is in Riverdale. There is no store in Riverdale and no village in the ordinary sense of the word.

South of Riverdale was the farm of William Hadley, extending from the river to the Albany post road. Hadley acquired it in two parcels; one from Colonel James Van Cortlandt, grandson of the first of the name, in 1761, and the other from the Commissioners of Forfeiture in 1786. The two parcels, comprising 237 acres, were bought from Hadley's executors in 1829 by Joseph Delafield, and the property remains with his descendants to this day. South of the Delafield property lies Hudson Park, which was laid out by a land company in 1853, on a farm formerly belonging to Samuel Thomson, and south of Hudson Park is the bold promontory now known as Spuyten Duyvil Neck.

### PRIVATE REALTY SALES.

A \$1,300,000, 12-story apartment house at the corner of Seventh avenue and 58th street, bought by a large investor in Manhattan real estate, and a 12-story apartment house on Park avenue, just north of 53d street, purchased by a Californian, figured as the most important transactions of one of the duller weeks of the current year. Most of the business involved unimportant and commonplace holdings, and nearly all of the larger deals involved an element of trade. The seeming lack of ready cash



and the apparent unwillingness of buyers to expend any large outlay has been the most conspicuous feature of the trading for many weeks, buyers appearing to prefer an exchange of equities. The more interesting sales of the week concerned a plot in East 43d street, purchased by the owner of abutting property; a Fifth avenue and 42d street corner, and Washington Heights apartment houses.

The total number of sales reported and not recorded in Manhattan this week was 29, as against 30 last week and 25 a year ago.

The number of sales south of 59th street was 14, compared with 8 last week and 10 a year ago.

The sales north of 59th street aggregated 15, as compared with 22 last week and 15 a year ago.

The total number of conveyances in Manhattan was 184, as against 143 last week, 19 having stated considerations totaling \$795,867. Mortgages recorded this week number 107, involving \$2,651,983, as against 87 last week, aggregating \$2,832,037.

From the Bronx 14 sales at private contract were recorded, as against 24 last week and 14 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$960,285, compared with \$1,103,393 last week, making a total since January 1 of \$15,699,772. The figures for the corresponding week last year were \$968,690, and the total from January 1, 1913, to May 10, 1913, was \$21,534,433.

**B. N. Duke in \$1,300,000 Deal.**

Benjamin N. Duke, the tobacco manufacturer, added to his extensive New York City real estate holdings by purchasing this week from the Paterno Construction Co., Dr. Charles V. Paterno, president, the 12-story apartment house at the southwest corner of Seventh avenue and 58th street, on plot 100x100. The deal was negotiated by A. C. & L. A. Marks, the sellers being represented by Stoddard & Mark. The structure, which was held at \$1,300,000, was completed last autumn, from plans by Gaetan Ajello, and has a total rent roll of about \$125,000 a year. Dr. Paterno bought the site of the building in June, 1912, from Franklin Pettit, who previously acquired the land from the estate of Rolph Marsh, by whom it had been held nearly half a century.

**Out-of-Town Investor in Deal.**

Clarence Payne, of California, has purchased for investment from the Montana Realty Co., E. Clifford Potter, William H. Chesebrough and Benjamin Mordecai, the 12-story apartment house at 383 to 387 Park avenue, located 25 feet north of 53d street. The building, which was erected by the sellers in 1912, from plans by Albert J. Bodker, is fully tenanted, with a rent roll of about \$70,000, and has been held at \$650,000. In part payment Mr. Payne gave 63 and 65 West 36th street, four and five-story buildings on plot 50x98.9. The brokers were R. E. L. Mordecai and Robert C. Knapp. Messrs. Potter and Chesebrough were among the pioneers in restoring Park avenue south of 59th street, and have done much to make it a choice residential section.

**Joseph Milbank Enlarges Holdings.**

Thomas Kelly, represented by George J. Gillespie, sold to Joseph Milbank, owner of the Transit Building, the two old 4-story dwellings at 6 and 8 East 43d street, on plot 41x100, adjoining the 17-foot dwelling at 10 East 43d street, also owned by Mr. Milbank. On this 58-foot frontage a 10-story building will be erected, to be connected with the Transit Building by an arcade in the street level floor. Special attention will be given also to a large interior court between the two buildings, protecting the light in the fullest measure to both. The building will be ready for tenants early in 1915. The Transit Building was the pioneer office building in 42d street, has always been well tenanted, and is now fully rented. The 43d street plottage was held at \$300,000. The brokers in the deal were Homer Foot, Jr., and Douglas L. Elliman & Co. Title passed last Monday.

**Oceanic Co. Sells a Corner.**

The Investors' Estates Corporation, controlled by Nathaniel McCreedy, which holds an 84-year lease on the land occupied by an 8-story building at the northeast corner of Fifth avenue and 42d street, plot 50x115, has acquired title to the site from the Oceanic Investing Co., a syndicate of English capitalists. The sellers acquired the corner from Robert E. Dowling three years ago, at a reported price of \$1,100,000. It was for many years the site of the old Langham Hotel.

**Heights-Jersey Exchange.**

W. J. Rich Development Co. has bought from the Picken Building Co., William H. Picken, president, the two 6-story apartment houses "Cliffwood" and "Westwood," occupying the block front on the west side of Fort Washington avenue, between 179th and 180th streets, each on plot 100x115. The properties have been held at \$550,000. In part payment the buyer gave six private dwellings and several lots at Hillsdale, Bergen county, N. J. Several weeks ago the Rich Development Co. bought a block front of apartment houses on Audubon avenue from Brown Bros., also giving in part payment property at Hillsdale.

**Big Brooklyn Transaction.**

J. S. Bailey & Co., of Boston, operators of a chain of five and ten cent stores, have purchased through Joseph P. Day, for about \$750,000, the property of the Central Branch of the Brooklyn Young Men's Christian Association, with a frontage of 20 ft. in Fulton street, 125 ft. in Bond street and an additional frontage in Hanover place, containing in all a total of 19,840 sq. ft. The new owners will improve with a business structure from designs by Parfitt Bros., for occupancy. The deal was negotiated by D. V. Eskell of Mr. Day's office.

**Manhattan—South of 59th Street.**

**BAYARD ST.**—The estate of Charles H. Rugen sold the 5-sty tenement on lot 25x85, at 51 Bayard st, which was scheduled for public sale by Joseph P. Day on Thursday.

**DOWNING ST.**—John J. Tully purchased through Kurz & Uren from Hubener & Escher 24, 26 and 28 Downing st, a 7-sty loft building, on plot 60x75, between Bleecker and Bedford sts.

**3D ST.**—Airmor Co. has bought from Mary L. Richards the 7-sty loft building at 35 West 3d st, on plot 45x102.8. The property is subject to a mortgage of \$110,000.

**15TH ST.**—Adolph Jacoby is reported to have sold 161 West 15th st, a 5-sty building, on lot 25x103.3, just east of 7th av.

**17TH ST.**—Morris W. Levine sold through Arnold, Byrne & Baumann the 12-sty loft building on plot 50x100 at 40-42 West 17th st. The building was completed five years ago. The buyer gave in part payment lots at Babylon, L. I.

**24TH ST.**—Van Norden & Wilson have sold for Mrs. L. & C. F. Behrens the 5-sty tenement at 431 West 24th st to Arthur Bisland, who is the owner of the property adjoining. He now has a plot 50x98.9 ft.

**25TH ST.**—The Gray Realty & Construction is reported to have obtained, through Goodale, Perry & Dwight, an option to buy 41-43 West 25th st, an 11-sty loft building, on plot 50x98.9, held under a long lease by the John J. Mitchell Publishing Co.

**36TH ST.**—Goodale, Perry & Dwight sold for the Daniel H. Jackson Co. 239 West 36th st, a dwelling 18.6x98.9, to Holland Holding Co., Judson S. Todd, president, which owns 237 to 237. Last month plans were filed by Frederick C. Zobel for a 12-sty factory for the Holland Co., which will be carried over the newly acquired lot.

**39TH ST.**—M. & L. Hess (Inc.) sold for Amy U. Boardman, to the Realty Holding Co., 212 West 39th st, 20.6x98.9. This purchase gives the new owners control of a plot 61.6x hal the block, 84.6 west of the south west corner of 7th av. The Realty Holding Co. contemplates the erection of a modern, mercantile building upon this plot, and negotiations are now pending for the leasing of the same.

**AV A.**—The Allwin Realty Co., Inc., and Mr. Haslinger, of Woodhaven, L. I., have sold the 4-sty store and tenement 20 years lease-hold properties of the Charles Astor Bristed Estate, of Stockbridge, Mass., at 97 and 99 Av A, to Franz Ganz. Adolf Humpfner was the broker.

**3D AV.**—The Kennedy estate sold through Pease & Elliman to the Kenton Realty Co., Fisher Lewine and I. H. Kempner, the 4-sty tenement at 777 3d av, on lot 25x95.5, at the northeast corner of 48th st. Later, the property was resold through Victor Freund & Sons to Frank Mosher, a baker, for investment.

**6TH AV.**—Robert R. Rainey and Pepe & Bro. sold for the Merit Realty Co., Marcus L. Osk, president, the two 4-sty tenements at 15-17 6th av, on plot 35.8x102x irreg., diagonally opposite West 3d st to H. Savignone.

**11TH AV.**—Chris. Schierloh sold for Mrs. Catherine Sauri, of Ponce, Porto Rico, 837 11th

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Wolff & Cohen, 40x85, in Miller st; to J. J. Dini, 40x120, in Homan Boulevard; to C. T. Koffler, 40x100, in Henry st, and to M. D. Ferrari, 40x107, in Grand av; also at Floral Park to D. D. Sullivan, 40x100, in Aspen st; at Oceanside to J. Gerken and K. Maravelas, each 40x102 and 20x100, respectively, in Lawson av, and to W. Landsberg, 60x100, on Elbert av; at Rockville Centre to H. & A. Junge, 60x100, in Mount av, and at Rosedale to Leonard Lester, 60x100, in Cambridge rd.

LITCHFIELD, CONN.—John F. Scott and C. R. Duffie have sold for Dr. Joseph A. Blake his country estate and farm in Litchfield, Conn., to Dr. B. Austin Cheney, of New Haven, Conn. The property contains about 700 acres, a handsome residence, stable, garage, etc.

NEW ROCHELLE, N. Y.—O'Connor & McCann have sold for John McNamara of Brooklyn a 1 1/4 acre plot in Lyncroft. The property was held at \$8,000.

NEW ROCHELLE, N. Y.—Mrs. Edmund W. Bodine sold for Denistoun M. Bell the Pickney property at Davenport Neck. The property was held at \$20,000.

SANDS POINT, L. I.—S. Osgood Pell & Co. sold for the Wampage Realty Co. to Mrs. R. E. Knight the McDonald place at Sands Point, L. I., consisting of 5 acres of land, with dwelling and outbuildings, adjoining the Laidlaw, Hoffstot, Browning and Sloane places.

WINSTED, CONN.—The Rev. Karl Reiland, rector of St. George's Episcopal Church, has purchased for a summer home the 181 acre farm of A. M. Raydenbow in the Highland Lake section of Winsted, Conn. Other farms have been purchased by George T. Stockham and Charles M. Miller.

LEASES.

School Leases Playground.

The Ethical Culture School, of Central Park West and 63d street, has leased, through Henry M. Moeller, from the Pinkney estate, the entire block bounded by Lenox avenue, 147th, 148th and Exterior streets, with the exception of 125 feet in Exterior street used by the Interborough R. R. Co. The property will be used as a playground and athletic field for children, and a running track, tennis courts and general gymnasium apparatus will shortly be installed.

Manhattan.

THE WILLIAM S. ANDERSON CO. leased for the estate of Robert B. Walsh the 4-sty dwelling at 986 Lexington av for 3 years.

ARNOLD, BYRNE & BAUMANN leased for the Fifth Avenue & 26th Street Co., George F. Johnson, president, the store in 212 5th av, to Milton & Henry, haberdashers, of 950 Broadway, for 10 years, at an aggregate rental of about \$65,000.

F. E. BARNES rented space in 62 West 45th st to C. A. Hutchings Co., of 569 5th av; and to the International Agents' Protective Association.

EARNETT & CO. leased to the Vogel Clothing Co., of 167 East 125th st, the 3-sty building at 2290 and 2292 3d av, and to the Wise Piano Co. for Michael Lorsch, the store in 17 and 19 East 125th st.

THE LOUIS BECKER CO. leased for James Butler, the large store in 1945 Amsterdam av from May 1, to Levine & Rabinow, who will occupy same as a first class dry goods and trimming business.

THE LOUIS BECKER CO. leased for Andrew T. McKegney for 10 years the store at the northwest corner of Amsterdam av and 165th st to S. Leon, who will establish a five and ten cent store.

THE LOUIS BECKER CO. leased in the Beulah at 469 West 157th st apartments of 7 rooms and bath each to John S. Hallam, Frank Quigg, Claude S. Brandt and Dr. Alfred S. Benedict.

DANIEL BIRDSALL & CO. leased for Frank L. Froment the building at 60 Thomas st to the United States Rubber Co., of Broadway and 58th st; at about \$6,000 per annum. The rubber company recently leased through the same brokers the adjoining property, 62 to 66 Thomas st, extending through to 137 to 141 Duane st.

A. P. COBURN leased the 11th floor in the Bowenette, 11 West 81st st, to Charles P. Spooner, of 14 Wall st, and half of the 10th floor of the Scott & Bowne Building at 409 Pearl st to a newly organized lithographing concern.

COLIHAN & CO. leased for the estate of Richard E. Buckley 223 East 106th st for 5 years to John Wenning; also the dwelling at 151 East 90th st to Mary Stedtmuller for 3 years.

LEROY COVENTRY leased 248 West 72d st, a 4-sty dwelling, to A. H. Paynter.

THE CROSS & BROWN CO. leased to E. Machi the store in 809 Washington st and to Abram Kaback the 5th and 6th floors in 343 to 347 West 26th st.

THE CROSS & BROWN CO. leased from the plans for the John Williams Co., Inc., the building to be erected at 537 to 547 West 26th st, to cover a plot having a frontage of 140 ft. The lessee is the Schwartz-Gaskell Corp., recently formed by Henry R. Schwartz, formerly president, and C. W. Gaskell, formerly assistant general manager of the Yellow Taxicab Co. The building, plans for which have been drawn by C. H. Caldwell, will be used as a commercial garage, and will be of fireproof construction.

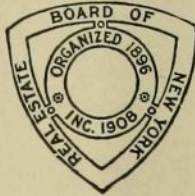
THE CROSS & BROWN CO. leased for Charles A. Gould to Charles Bernstein the 8th floor in 840 Broadway, and for Mooyer & Marston as agents to J. & C. Benkert office space in 315 5th av, and to Niagara Falls Linen Co. in 396 Broadway.

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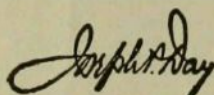
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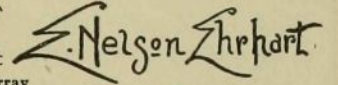
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HERBERT C. SCHLEY leased for Herbert A. Sherman the 4th floor in 15 and 17 West 18th st to Pence & Neigler.

SCHINDLER & LIEBLER leased the store and basement at the southeast corner of 78th st and 3d av to Frederick Brandt; and for Gilbert Elliott the store and basement in 210 East 74th st to Emile Poinson, of 235 East 41st st.

CHRIS. SCHIERLOH leased 147 Chambers st, running through to 129 Reade st, to the Charles Weiland Co. of 149 Chambers st.

JOSEPH F. SEITZ leased the dwelling at 145 East 57th st to Herman Fast; 222 East 61st st to Thomas White; 308 East 65th st to John E. Potter; 144 East 54th st to Hans Harder; 669 Lexington av to G. M. Hildebrand; 216 East 60th st to Katherine Wolf; also apartments in 784 Park av to Mary E. McCabe; in 759 Lexington av to Frank Van Vleet Thompson; 123 East 59th st to Jacob Barandon.

MALCOLM E. SMITH & CO. rented 241 West 68th st for the Granby Corporation to Thormey Auto Service, Inc., as a garage, for 5 years. It is a 3-sty building on lot 25x100.

STATE BANKING DEPARTMENT, New York office, now at 60 Broadway, has leased larger quarters on the 26th floor of the Adams Building, 61 Broadway, and will take possession today, when E. L. Richards becomes Superintendent of Banks.

THE UNITED STATES REALTY & IMPROVEMENT CO. leased space in 111 Broadway to Nathaniel Cone; Paul Beardsley & Co., of 141 Broadway; Howard J. Bloomer; the United States Metal Products Co., of 203 West 40th st; Julius W. Jensen and Caldwell, Masslich & Reed; and in the United States Realty Building at 115 Broadway to the Estates Mortgage & Securities Co., of 160 Broadway; Louis A. Stern; Smith Potter, of 10 Wall st; United Vitaphone Sales Co.; M. R. Matteo, of 203 Broadway; Samuel C. Duberstein, of 99 Nassau st; Mario Fornari; Thomas Fleming Walsh, of 115 Broadway; Vachee Cypress Co. and S. C. Dickenson.

SIDNEY L. WARSAWER leased for the Sperry & Hutchinson Co. the 4-sty house at 228 West 43d st to M. McCarthy.

JOHN E. WEISS leased for Dora Klausner 137 3d av, a 4-sty building, to Louis Cohen, who will occupy same as a saloon and hotel.

J. G. WHITE & CO. leased in conjunction with Frederick Southack and Alwyn Ball, Jr., the building at 152 and 154 Franklin st to P. Pastene & Co., of 148 Franklin st.

WM. A. WHITE & SONS. leased for Cammann, Voorhees & Floyd, as agents, the building at 426 Washington st to the Italian Importing Co., of 100 Hudson st; for Alfred A. Herberman & Co. the store and basement in 314 Washington st to Frank Gargiulo; for George M. Rittenhouse & Co. the 2d loft in 23 and 25 Jay st to the Weddle Tea Co., of 19 Jay st; the building at 35 East 32d st to the New York Osteopathic Clinic; the garage at 303 West 129th st to Philip H. Senior, and space in 10 and 12 Old Slip to Mathias J. Fitzpatrick and Uriah Lenon, of 76 Water st; Feodor Burgmann, of Dresden, Germany, the 4th loft in 26 John st for his New York office. This completes the renting of the building; also leased for D. Phoenix Ingraham the building at the southeast corner of Maiden lane and Water st to the Cayey Caguas Tobacco Co., of 133 Water st; for the Chas. F. Noyes Co., as agents, the building at 7 and 9 Water st to the H. L. Converse Co., of 92 Broad st; for Elizabeth De Witt Robinson the building at 14 Coenties slip to the Excelsior Export Packing & Shipping Co.; also the corner store in 108 Broad st to Van Slaars Brothers, and space in 50 Broad st to O. Ullman & Co.

**Bronx.**

THE DELAFIELD ESTATE leased to Mrs. Clermont L. Clarkson for the summer months a residence, furnished and owned by Dr. H. H. Janeway, on Livingston av; also to Professor George Drayton Strayer, of Columbia University, a furnished house on Fieldston rd, pending the completion of his own residence in West 246th st.

WILLIAM J. GABEL leased for Julia M. Reynolds to Mrs. Daly the 3-sty 2 family house at 720 East 175th st.

**Brooklyn.**

CHARLES E. RICKERSON leased 613 Carlton av, a 3-sty dwelling, for George L. Morse to William Werner; and 125 Prospect pl, a 4-sty dwelling, for Miss Virginia L. Stafford to Mrs. Mary Webber.

E. T. NEWMAN leased the 4-sty dwelling at 102 Berkeley pl to Francis Sullivan; the 3-sty dwelling 583 7th st to Mrs. Raphael.

HERBERT RUSSELL LUDDEN leased the building at the northwest corner of Pearl and Prospect sts, containing 20,000 sq ft of floor space and belonging to William Schimpf, to the Hills Brothers Co. for 10 years, at a gross rental of about \$50,000; and the 2d floor in 292 Taaffe pl for Joseph Beechan to Lewis H. Clark.

THE MANHATTAN BEACH ESTATES rented the following properties at Manhattan Beach. 75 Coleridge st, to L. H. Haughey; 172 Amherst st, to W. Morson; 66 Coleridge st, to M. Aronson; 16 Dover st, to C. B. Kempt; 149 Amherst st, to Hugo Heyman; 135 Amherst st, to D. C. Reed; 98 West End av, to F. E. Cothrine; 30 Amherst st, to Mary A. Brannen; 94 West End av, to E. H. Bailey; 96 West End av, to S. Anderson; 47 Beaumont st, to W. R. Schremp; 92 West End av, to R. H. Meehan; 35 Beaumont st, to C. D. Davies.

**Queens.**

MISS HENRIETTA BRUNO rented for Frank L. Bacon his cottage at the corner of Central av and Oak st. Far Rockaway, to Martin Beckhard, of Manhattan.

JOHN STICH & CO. report the following rentals at Far Rockaway: For Mrs. Janet Stokes cottage on Seaview av to Mrs. A. Rose; for Dennis O'Neil a cottage in Willow pl to Jacob Israelson; for Mrs. Evelyn Althause garage on

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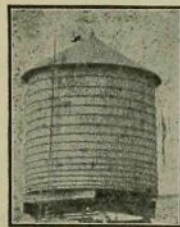
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E 21ST ST, 435, es, 43.4 s Cortelyou rd, 45x80, 2 1/2-sty frame dwg; Louis J Jurgens ..... 5,575.00  
 22D ST (\*), ss, 100 w 5 av, 50x100; Benoit Wasserman ..... 10,000.00  
 E 49TH ST (\*), es, 153.4 s Av L, 26.8x100; Benoit Wasserman ..... 2,500.00  
 57TH ST, ss, 120 e 1 av, 200x100.2; withdrawn .....  
 57TH ST, 135, ns, 386 w 2 av, 19x100.2, 3-sty bk tnt; Thos Wilson ..... 3,600.00  
 58TH ST, nes, 170 se 16 av, 40x100.2; adj May 19 .....  
 59TH ST, ns, 140 e 8 av, 220x100.2; withdrawn .....  
 75TH ST, sec 5 av, 103.8x21.11; withdrawn .....  
 AV W, 1206, ss, 29 e B 12th, 28x100, 2-sty fr dwg (exr); withdrawn .....  
 TILDEN AV (\*), ss, 100 w Nostrand av, 20x100; Henry L Cochran ..... 1,000.00  
 3D AV, ws, 55.2 s 47th, 20x100; withdrawn .....  
 5TH AV, es, 21.11 s 75th, 21.5x88.1; withdrawn .....  
 5TH AV, es, 85.8 s 75th, 21.1x85.3; withdrawn .....  
 WILLIAM P. RAE.

REEVE PL, nec Prospect av, 41.1x104x irreg; Mary L Behrens ..... 10,600.00  
 12TH ST, ss, 222.10 w 7 av, 22.6x100; Wm J Stone ..... 6,200.00  
 82D ST, ns, 80 e 5 av, 142.10x100.2; withdrawn .....  
 GREENE AV, nwc Sumner av, 20x80; Adj May 19 .....  
 NOSTRAND AV, ws, 72 s Clarkson, 28x89.7; Thos B Saddington ..... 6,700.00  
 ROCKAWAY AV (\*), ws, 125.6 n Hegeman av, 20x100; Action 3; Syndicate Development Co ..... 4,050.00  
 TOMPKINS AV, ws, 20 s Putnam av, 20x95; Wolf Margolin ..... 6,000.00  
 CHAS. SHONGOOD.

CLARKSON AV (\*), ns, 210.10 e Flatbush Turnpike, 20x120.5; Realty Associates ..... 7,700.00  
 41ST ST (\*), ns, 100 e 8 av, 25x100.2; Wm C Siegert ..... 4,250.00  
 NATHANIEL SHUTER.

BOERUM ST, ns, 572.8 e Bushwick av, 25x52.5; L Amelkin ..... 2,400.00  
 RUSH ST (\*), nec Kent av, 123.6x38x100x38.3; Martella Realty Co ..... 40,000.00  
 PUTNAM AV, ss, 316.8 w Sumner av, 18.4x100; G Kenreuther ..... 6,700.00  
 ROCKAWAY AV (\*), ws, 165.6 n Hegeman av, 20x100; Action 1; Syndicate Development Co ..... 4,050.00  
 ROCKAWAY AV (\*), ws, 145.6 n Hegeman av, 20x100; Action 2; Syndicate Development Co ..... 4,050.00  
 ROCKAWAY AV (\*), ws, 85.6 n Hegeman av, 20x100; Action 4; Syndicate Development Co ..... 4,050.00  
 NEW LOTS RD, sec Cleveland, 90x100; Matilda Sussman ..... 3,600.00

Total ..... \$167,625  
 Corresponding week, 1913 ..... 157,986

**VOLUNTARY AUCTION SALES.**

**Manhattan.**  
 MAY 14.

BRYAN L. KENNELLY.  
 13TH ST, 161 W, ns, 100 e 7 av, 20x103.3, 3-sty & bk dwg (vol).  
 145TH ST, 418 W, ss, 117 e Convent av, 16.6x99.11, 4-sty stn dwg (vol).  
 LEXINGTON AV, 1896, swe 118th (No 130), runs s17.7xw55x100.11xw20xn100.11 to st xe75 to beg, 2 & 3-sty bk & fr dwgs (vol).

**Brooklyn.**  
 MAY 12.

JAMES L. BRUMLEY.  
 JAVA ST, 191, ns, 400 e Manhattan av, 25x100, 3-sty fr tnt (vol).

MAY 14.  
 WILLIAM H. SMITH.

HENRY ST, 522-4, ws, 20 s Union, 40x85, two 4-sty bk tnts.  
 STRONG PL, 8-10, ws, 75 s Harrison, 50x109; two 4-sty bk tnts (vol).  
 56TH ST, ns, 100 e 7 av, 80x100.2; also 56TH ST, ns, 240 e 7 av, 20x100.2, vacant (vol).

**Bronx.**  
 MAY 14.

BRYAN L. KENNELLY.  
 169TH ST, 409 E, ns, 71.2 e Webster av, 27x73.10, 4-sty bk tnt.  
 KATONAH AV, nwc 240th, 40x85; also KATONAH AV, ws, 40 s 241st, 80x85, vacant.  
 UNDERCLIFF AV, ws, 321.10 s Sedgwick av, 25x100, vacant.  
 UNDERCLIFF AV, ws, 147.9 n 176th, 50x100, vacant.  
 WASHINGTON AV, nwc 189th, 100x95, vacant.  
 WEBSTER AV, 1476, sec 171st, 25x99.6x31x98.4.

**ADVERTISED LEGAL SALES.**

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

**Manhattan.**

The following is a list of legal sales for Manhattan, to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, unless otherwise stated:

**MAY 9.**  
 No Legal Sales advertised for this day.

**MAY 11.**  
 BROOME ST, 42-4, ns, 86.3 e Lewis, 38.9x75, 6-sty bk tnt & str; Geo W Dibble—Nathan Tuckman et al; Wm F Wund (A), 156 Bway; Wm H Chadbourne (R); due, \$36,441.48; T&C, \$2,087.62; Herbert A Sherman.

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## Advertised Legal Sales—Manhattan—Continued

49TH ST, 125 W, ns, 325 w 6 av, 25x100.4, 5-sty bk tnt & str; Jeremiah Kavanagh—Margt M Kavanagh et al; Jno T Fenlon (A), 55 Liberty; Percival H Gregory (R); partition; M Morgenthau Jr Co.

65TH ST W, swc Central Park W, see Central Park W, 50.

69TH ST, 333 W, ns, 450 w West End av, 25x100.5, 5-sty bk tnt; Mary N Agnew—Isaac J Danziger et al; Worcester, Williams & Saxe (A), 30 Broad; Jas C Brady (R); due, \$13,000.82; T&c, \$550; Bryan L Kennelly.

CENTRAL PARK W, 50, swc 65th (Nos 2-6), 100.5x125, 12-sty bk tnt; Republic of Panama—Apartment Holding Co et al; Sullivan & Cromwell (A), 49 Wall; Arthur D Truax (R); due, \$729,907.90; T&c, \$23,885; Henry Brady.

**MAY 12.**

GRAND ST, 59, ss, 64 e W Bway, 22x67, 4-sty bk loft & str bldg; U S Trust Co of N Y—Herrman Harris et al; Stewart & Shearer (A), 45 Wall; Chas D O'Connell (R); due, \$17,430.84; T&c, \$489.30; Joseph P Day.

NICHOLS PL, ss, abt 225.10 e Bolton rd, see Prescott av, ns, 225.10 e Bolton rd.

98TH ST, 37 to 41 W, ns, 300 e Col av, 50x100.11, 6-sty bk tnt & str; Peerless Holding Co, Inc—Anton Rinschler, exr et al; Lind & Pfeiffer (A), 46 Cedar; Henry Fluegelman (R); due, \$17,320.82; T&c, \$218; Joseph P Day.

107TH ST, 68 W, ss, 100 e Col av, 48.9x100.11, 7-sty bk tnt; H Frank Darrow—Jno F Stodder et al; Sparks, Fuller & Stricker (A), 44 Court, Bklyn; Jno A Anderson (R); due, \$7,039.29; T&c, \$1,356.60; sub to 1st mtg \$60,000; M Morgenthau Jr Co.

PRESCOTT AV, ns, 225.10 e Bolton rd, 100x297.10x to Nichols pl, x104.7x293.8, vacant; Edw F Cole—Clementine Rechnitzer et al; Wm F Wund (A), 156 Bway; Harold H Herts (R); due, \$15,563.58; T&c, \$300; J H Mayers.

**MAY 13.**

18TH ST, 315 E, ns, 460 w 1 av, 20x92, 3-sty & b bk dwg; Wilhelmina K Gronholz—Harrie A James et al; Adolph Waxenbaum (A), 124 Stanton; Harry Crone (R); due, \$2,779.83; T&c, \$10; M Morgenthau Jr Co.

126TH ST, 63 W, ns, 213.7 e Lenox av, 17.10 x99.11, 3-sty & b stn dwg; Chas G Moller et al—Harrison B Arnold et al; Bowers & Sands (A), 46 Cedar; Phoenix Ingraham (R); due, \$12,961.81; T&c, \$1,328.95; mtg recorded July 18'89; D Phoenix Ingraham.

126TH ST, 237 W, ns, 300 w 7 av, 25x99.11, 4-sty stn tnt; J Leland Wells—Edw J Murray

et al; Arthur L Howe (A), 165 Bway; Alfred L Rose (R); due, \$15,465.38; T&c, \$1,601.16; mtg recorded July 31'07; Joseph P Day.

128TH ST, 45 W, ns, 422.6 e Lenox av, 12.6x99.11, 3-sty & b stn dwg; Chas A Sherman et al, exrs & trsts—Leonard G Juram et al; Bowers & Sands (A), 46 Cedar; Fredk R Toombs (R); due, \$7,000.93; T&c, \$66.82; mtg recorded Jan 5'09; Joseph P Day.

2D AV, 2365, ws, 135.11 s 122d, 20x53.11, 3-sty bk tnt & str; Albt Jammulowsky et al—Otille Hyams et al; Theo K McCarthy (A), 43 Exchange pl; Jno C Coleman (R); due, \$2,365.67; T&c, \$294.54; Herbert A Sherman.

**MAY 14.**

30TH ST, 237 E, ns, 210 w 2 av, 20x98.9, 3-sty & b bk dwg; Emigrant Indus Savgs Bank—Cath V Corduke et al; R & E J O'Gorman (A), 51 Chambers; Henry A Forster (R); due, \$9,569.69; T&c, \$258.35; mtg recorded Mar 18'08; Chas A Berrian.

124TH ST, 531-3 W, ns, 283 e Bway, 52x100.11, 7-sty bk tnt; Carl Stein—Solomon Margarten et al; Herb Reeves (A), 55 Liberty; Edw L Parriss (R); due, \$69,176.45; T&c, \$906.50; Joseph P Day.

8TH AV, 2451, ws, 49.11 n 131st, 24.9x100, 5-sty bk tnt & str; Dora Schiffer—Max A Herzog et al; Wolf & Kohn (A), 203 Bway; Wm Allen (R); due, \$26,267.86; T&c, \$560.15; mtg recorded Jan 9'09; Samuel Marx.

**MAY 15.**

60TH ST, 115 W, ns, 175 w Col av, 25x100.5, 5-sty stn tnt; Annie E Wohlfrom—Louis F Comellas et al; Action 1; Curtis, Mallet-Prevost & Colt (A), 30 Broad; Alfred J Talley (R); due, \$4,774.09; T&c, \$1,225.87; Joseph P Day.

60TH ST, 117 W, ns, 200 w Col av, 25x100.5, 5-sty stn tnt; same—same; Action 2; same (A); Michl J Mulqueen (R); due, \$3,636.54; T&c, \$213.60; Joseph P Day.

87TH ST, 6 W, ss, 108 w Central Park W, 22x100.8, 5-sty & b bk dwg, 1-sty ext; Julia G Lyle—Oscar A Norman et al; Beekman, Menken & Griscom (A), 52 William; Lester M Friedman (R); due, \$37,348.55; T&c, \$1,275.95; Saml Goldsticker.

BROADWAY, es, — n 185th, see Wadsworth av, 248-56.

WADSWORTH AV, 248-256, ws, 60.2 n 185th, 154.5x115, three 5-sty bk tnts; also BROADWAY, es, abt 65 n 185th, runs n149.5x176.4x2.1x2.1x154.5xw191, vacant; also WADSWORTH AV, es, 59.8 n 185th, 155.2x200x156x200, vacant; Benj Blossom—N Y Real Estate Security Co et al; Fletcher, McCutcheon & Brown (A), 128 Bway; Warren Leslie (R); due, \$39,844.72; T&c, \$3,212.75; sub to pr mtgs aggregating \$100,000; Joseph P Day.

WADSWORTH AV, es, 59.8 n 185th, see Wadsworth av, 248-56.

1ST AV, 2354, es, 40.11 s 121st, 19.9x80, 4-sty bk tnt & str, 1-sty ext; Edw C Schaefer et al trsts—Edw Sharum et al; Henry M Bellinger Jr (A), 135 Bway; Jos D Kelly (R); due, \$8,280.43; T&c, \$240.15; Henry Brady.

**MAY 16 & 18.**

No Legal Sales advertised for these days.

**Bronx.**

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

**MAY 9 & 11.**

No Legal Sales advertised for these days.

**MAY 12.**

152D ST, 401 E, nec Melrose av (No 644), 20x100, 2-3-sty fr tnts & str; Timothy Sullivan—Wm Davis, Jr, et al; Michl J Sullivan (A), Willis av & 148th; Sidney Harris (R); due, \$1,309.27; T&c, \$1,225; Joseph P Day.

HOUGHTON AV, ns, 400 w Olmstead av, 175x103.1; Frank Rauch—Emma A Wolfrath et al; Gerlich & Schwegler (A), 1511 3 av; Townsend Morgan (R); due, \$1,775.22; T&c, \$454; Joseph P Day.

MELROSE AV, 644, see 152d, 401 E.

MORRIS AV, 999, ws, 123 n 164th, 23x105, vacant; Lien Investing Co—Anna C Wildey et al; Arthur O Ernst (A), 170 Bway; Phoenix Ingraham (R); due, \$1,496.38; T&c, \$—; D Phoenix Ingraham.

PARK AV, 3710, es, 104 n 170th, 25x150x30x150, 1 & 2-sty fr shop; Jno Ruser, admr—Julia A Ruser or Davenport et al; Gustav Goodmann (A), 346 Bway; Irving Washburn (R); due, \$2,602.83; T&c, \$186.72; sub to pr mtg \$1,250; Joseph P Day.

WALTON AV, es, 51.4 s 172d, 32.7x19.1x—, gore, vacant; Simeon M Barber—Jas A Woolf et al; Action 1; Benj G Bain (A), 176 Bway; Clifford S Bostwick (R); due, \$361.63; T&c, \$227.40; Herbert A Sherman.

**MAY 13.**

CHARLOTTE ST, swc Boston rd, see Boston rd, ss, whole front bet Wilkins av & Charlotte.

THWAITES PL, ss, 114.1 e Williamsbridge rd, runs se98.9xe56.2xn136.11 to Thwaites pl w 50x111.4xnw78.7 to Thwaites pl w 26.1 to beg; also THWAITES PL, ss, 107.8 w Boston rd (old line), 50x175; Lawyers Realty Co—Jno Perry et al; Dean, Tracy & McBarron (A), 160 Bway; Peter J Mullaly (R); due, \$1,632.91; T&c, \$345.57; sub to 1st mtg \$4,000; J H Mayers.

THWAITES PL, ss, 107.8 w Boston rd, see Thwaites pl, ss, 114.1 e Williamsbridge rd.

BAY AV, ss, 435 w Main, see Fordham av, ns, 450 w Main.

BOSTON RD, ss, whole front bet Wilkins av & Charlotte, runs sw on curve, 244.4x31.9x100x25x100x111.9, vacant; Lawyers Title Ins & Trust Co—Fleischmann Realty Co et al; Dean, Tracy & McBarron (A), 160 Bway; Ellsworth J Healy (R); due, \$49,687.12; T&c, \$411.77; Joseph P Day.

WILKINS AV, sec Boston rd, see Boston rd, ss, whole front bet Wilkins av & Charlotte.

**MAY 14.**

180TH ST, 880 E, ss, 65.2 w Honeywell av, 25.1 x118.2, 2-sty bk dwg; Herman F Epple—Wm H Deere et al; Lawrence E French (A), 41 Park Row; Jas F Donnelly (R); due, \$2,693.27; T&c, \$305; Geo Price.

233D ST E, ss, 60 e Paulding av, 25x13.6x40.6x45.6; Lillian W White—Mary Horan et al;

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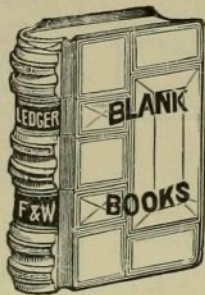
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 CEDAR AV, ws, 550 s Elm, 25x100; Lillian W White—Arthur J Mace et al; Williamson & Bell (A), 364 Alexander av; Chas E Moore (R); due, \$191.88; T&c, \$70; Jas L Wells.  
 CEDAR AV, ws, 500 s Corsa av, 25x136.4x25x131.1; Lillian W White—Chas Hefferman et al; Williamson & Bell (A), 364 Alex av; Chas E Moore (R); due, \$211.64; T&c, \$82; Jas L Wells.

**MAY 15.**  
 FORDHAM AV, ns, 450 w Main, 100x100; also Bay av, ss, 435 w Main, 50x100, City Island; Jas G Lock, exr, &c—Mary L Roeder et al; Henry W Kennedy (A), 66 Bway; Chas L Hoffman (R); due, \$5,545.17; T&c, \$100; Saml Marx.

**MAY 16 & 18.**  
 No Legal Sales advertised for these days.

**Brooklyn.**

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

**MAY 9.**  
 No Legal Sales advertised for this day.  
**MAY 11.**  
 OAKLAND ST, ws, 100 n Calyer, 275x100; also MILTON ST, nwc Manhattan av, 96.10x—; Penobscot Realty Corp et al—Isabella C N Smith et al; Edw J Reilly (A), 142 Nostrand av; Howard E Greene.  
 71ST ST, nes, intersec ses Ridge blvd, 100x30.4; Miriam Morse—Island View Corp et al; Action 1; Saml Berzick (A), 320 Bway, Manhattan; Sidney F Strongin (R); Nathaniel Shuter.  
 RIDGE BOULEVARD, ses, 30.4 ne 71st, 35.8x100; same—same; Action 2; same (A); same (R); Nathaniel Shuter.  
 5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Albt B King et al—Jno E Sullivan et al; Action 3; Henry A Ingraham (A), 189 Montague; Chas W Philipbar (R); Jere Johnson Jr Co.  
 5TH AV, es, 82.8 s 74th, 20.8x87.2; Michl Shellen—Jno E Sullivan Co et al; Matthew W Wood (A), 233 Bway, Manhattan; Henry S Goodspeed (R); Wm P Rae.

**MAY 12.**  
 3D ST, ns, 220 w 7 av, 44x90; Mary L Beacon—Kathryn Corrison et al; Geo V Brower (A), 44 Court; Michl J Joyce (R); Wm H Smith.  
 E 4TH ST, ws, 120 n Ditmas av, 40x100; Aggie C Foley, gdn—Philip Kitzler et al; Frank G Wild (A), 277 Bway, Manhattan; Michl Dittmore (R); Jas L Brumley.  
 W 5TH ST, ws, 144 n Av T, 18x100; Geo Zechiel—Elsie L B Edmundson et al; Henry J Davenport (A), 375 Pearl; Geo E Brower (R); Wm H Smith.  
 W 8TH ST, es, 213.6 s Av R, 19.4x82.6; Charlotte E Findlay et al—Union Holding Co et al; McGuire, Delaney, Niper & Connolly (A), 189 Montague; Howard M Rowe (R); Wm H Smith.  
 24TH ST, ns, 60 nw 4 av, 30.3x100.2; Anna Werther—Jane A McDowell et al; Wm J Bolger (A), 149 Bway, Manhattan; Henry B Ketcham (R); Wm P Rae.

38TH ST, es, 258.10 s New Utrecht av, 20x90; Louise M Higham—Bessie F Goetschius et al; Julius Siegelman (A), 887 Manhattan av; Wm A Moore (R); Nathaniel Shuter.  
 60TH ST, swc Cowenhoven la, 39.8x100.2; Jno A Voorhees et al—Providenza Terrano et al; Robt O'Byrne (A), 6 Wall, Manhattan; David Hirschfield (R); Wm H Smith.  
 61ST ST, nes, 254 se 18 av, 18x100; also 61ST ST, nes, 290 se 18 av, 18x100; also 61ST ST, nes, 325.10 se 18 av, 18x100; Chas A Rippmann—Brill Constn Co et al; Action 2; Clarence F Corner (A), 375 Pearl; Ephraim C Cushman (R); Wm H Smith.  
 61ST ST, nes, 397.10 se 18 av, 18x100; also 61ST ST, nes, 415.10 se 18 av, 18x100; also 61ST ST, nes, 234 nw 19 av, 18x100; also 61ST ST, nes, 216 nw 19 av, 18x100; also 61ST ST, nes, 198 nw 19 av, 18x100; also 61ST ST, nes, 162 nw 19 av, 18x100; also 61ST ST, nes, 126 nw 19 av, 18x100; also 61ST ST, nes, 90 nw 19 av, 18x100; also 61ST ST, nes, 54 nw 19 av, 18x100; also 61ST ST, nes, 36 nw 19 av, 18x100; also 61ST ST, nes, 18 nw 19 av, 18x100; same—same; Action 3; same (A); Henry D Barmore (R); Wm H Smith.

72D ST, sws, 143.10 nw 6 av, 20x100; Bank for Savgs in the City of N Y—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Walter M Effross (R); Chas Shongood.  
 73D ST, nec 5 av, 93.10x20; American Surety Co of N Y—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Harry S Lucia (R); Chas Shongood.  
 86TH ST, ss, 382 w Gravesend av, 60x195; Lena Keck—Giuseppe Scura et al; Alvah W Burlingame Jr (A), 391 Fulton; Wm S O'Connell (R); Wm H Smith.  
 AV H, ns, 40 e E 8th, 40x100; Melvin Brown—Milton S Kistler et al; Howell, McChesney & Clarkson (A), 177 Montague; Wm H White (R); Wm H Smith.

CONEY ISLAND AV, es, 260.4 n Av S, 120x100; Albt Berry—Rebecca Stein et al; Geo C Case (A), 189 Montague; Leone D Howell (R); Wm H Smith.  
 HOWARD AV, ws, 20.6 s Prospect pl, 19.6x90; Rubin Chernoff—Israel Gordon et al; Chas H Levy (A), 26 Court; Henry E Wilke (R); Wm H Smith.  
 PENNSYLVANIA AV, es, 100 n Dumont av, 20 x100; Wm W Seymour—Moses Gutman et al; Geo W Titcomb (A), 215 Montague; Robt F Manning (R); Wm H Smith.  
 5TH AV, es, 89.2 s 72d, 24x107.9; Bklyn Trust Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jacob A Freedman (R); Chas Shongood.  
 12TH AV, sec 36th, 136.10x98.10; Robt A Lindsay—Mary L Behrens et al; Henry J Davenport (A), 375 Pearl; Abner C Surpluss (R); Wm H Smith.

HULL ST, ns, 135 e Rockaway av, 15x100; Susan C Kiernan—Anna Barnes et al; Hirsch & Newman (A), 391 Fulton; Ephraim Byk (R); Wm H Smith.

STERLING PL, ns, 100 w Saratoga av, 175x110.1; Isidore Silberberg et al—Commonwealth Impt Co et al; Simon Berg (A), 714 Bway; Jos J Reier (R); Wm H Smith.  
 E 26TH ST, es, 110 n Av D, 20x100; Rosalie C Bodine—Arthur Gamble et al; Harry L Thompson (A), 175 Remsen; Algernon I Nova (R); Chas Shongood.

**MAY 13.**  
 N 8TH ST, ss, 277.8 e Havemeyer, 25.8x100; Nelle A Lowndes—Maria Franzese et al; Wm S Miller (A), 837 Manhattan av; Isidor Buxbaum (R); Nathaniel Shuter.  
 63D ST, nec 5 av, 100x40; David Adler—Ludwig F Brauns et al; Howard O Patterson (A), 215 Montague; J Dwight Rogers (R); Wm H Smith.  
 71ST ST, nes, 144.1 se 18 av, 18.6x100; also 71ST ST, nes, 125.7 se 18 av, 18.6x100; Kath Fischer—Jacob Kaiser Improvement Co et al; Davison & Underhill (A), 26 Court; J Hunter Lack (R); Wm H Smith.  
 72D ST, ns, 394.6 w 6 av, 20x117.5; College Board of Presbyterian Church in the U S of Am—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Saml Silbiger (R); Wm P Rae.

81ST ST, ns, 80 e 5 av, 225.7x100; Long Island Safe Deposit Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen st; A W Burlingame (R); Wm P Rae.  
 NASSAU AV, ns, 45 e Kingsland av, 19x100; Addie L Morine—Annie Baron et al; Wm S Miller (A), 837 Manhattan av; Thos F Garvey (R); Nathaniel Shuter.  
 WASHINGTON AV, ws, 138 n Gates av, 20x113; Jno Schumacher—Mary T L Warren et al; Mark S Feiler (A), 44 Court; Alfred W Andrews (R); Nathaniel Shuter.  
 5TH AV, es, 44.7 n 73d, 24x110.1; Isaac W Heidelberg—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Wallace R Foster (R); Wm P Rae.

**MAY 14.**  
 FULTON ST, ss, 300 w Nostrand av, 50x100; also MACON ST, ss, 235 e Nostrand av, 70x100; sheriff's sale of all right, title, &c, which Jas G Wagner had on Nov 17 '13, or since; Isaac N Miller (A), 50 Church, Manhattan; Lewis M Swasey, sheriff; Wm P Rae.  
 GRAND ST, ss, 100 w Humboldt, 24.4x100; Geo Fischer—Lena Fischer et al; Bernard Bloch (A), 233 Bway, Manhattan; Edw H Maddox (R); partition; Nathaniel Shuter.  
 HICKS ST, 54, front part of lot; Jonathan C Sanneman—Fredk A Smith et al; Jay & Smith (A), 204 Montague; Wm L O'Malley (R); Wm H Smith.

66TH ST, sws, 220 se 13 av, 160x100; Danl Woodcock—Giuseppe Russo et al; Sentfner & Sentfner (A), 13 Astor pl, Manhattan; Frank H Field (R); Jas L Brumley.  
 66TH ST, ss, 140 e 14 av, 20x100; Fredk W Sherman—Rosa Salamone et al; Julius Krause (A), 105 Lex av, Manhattan; Wm W Pellet (R); Wm H Smith.  
 66TH ST, sws, 160 se 14 av, 40x100; Philipp J Gleason et al—Rosa Salamone et al; Julius Krause (A), 105 Lex av, Manhattan; Richmond L Brown (R); Wm H Smith.  
 72D ST, sec 5 av, 99.7x20.7; M Bell Hazen—Jno E Sullivan Co et al; Jarry L Thompson (A), 175 Remsen; Jno H Donlan (R); Wm H Smith.

73D ST, nec 5 av, 93.10x20; American Surety Co of N Y—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Harry S Lucia (R); Chas Shongood.  
 73D ST, ns, 95 se 15 av, 75x100; Henry L Nostrand—Michl J Grady et al; Furst & Furst (A), 215 Montague; Allen Robertson (R); Wm H Smith.  
 FORT HAMILTON PKWAY, ss, 250 e Chester av, 50x201.10 to Minna x50x201.10! also LOTS 86 & 103, map of lands of heirs of Geo Martense, Town of Flatbush; Anna M Everett—Richd B Shannon et al; Geo W Pearsall (A), 49 Court; Eugene F O'Connor (R); Wm H Smith.  
 MONTAUK AV, es, 170 s Pitkin av, 20x100; Mary Howley—Stephen L Maloney et al; Toivo H Nekton (A), 189 Montague; Abr Levitt (R); Nathaniel Shuter.

ST MARKS AV, ns, 20 w Nostrand av, 20x100; Indust Savgs & Loan Co—Susanna A LeRoy et al; Frank M Patterson (A), 66 Liberty, Manhattan; Chas Y Van Doren (R); Wm H Smith.  
 SNYDER AV, ns, 20 w E 34th, 20x100; Jennie W Francis—Benj Silberstein et al; Action 1; Jos J Robinson (A), 26 South, Manhattan; Mortimer S Brown (R); Wm H Smith.  
 SNYDER AV, ns, 40 w E 34th, 20x100; same—same; Action 2; same (A); same (R); Wm H Smith.  
 72D ST, sec 5 av, 99.7x20.7; M Bell Hazen—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno H Donlan (R); Wm H Smith.  
 5TH AV, es, 20.7 n 73d, 24x104.4; Wm H Greene—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno M Zurn (R); Wm H Smith.

**MAY 15.**  
 14TH ST, nes, 456 nw 3 av, 20x100; Julia Lichtenstern—Peter Hadle et al; Jno D Barber (A), 375 Fulton; Michl J Grady (R); Nathaniel Shuter.  
 73D ST, sws, 220 se 5 av, 30x100; Emma A Jones et al—Hoxie Realty Co et al; Phillips & Avery (A), 41 Park Row, Manhattan; Algernon I Nova (R); Chas Shongood.  
 74TH ST, ss, 363.8 e 6 av, 20x100; Herman Meyer—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Grover M Moscovitz (R); Chas Shongood.  
 OCEAN AV, 601, es, 264.11 n Albemarle rd, 72.1 x240; Marquette County Savgs Bank—Grant R Pitblado et al; Steele & Otis (A), 25 Broad, Manhattan; Horatio C King (R); Jas L Brumley.

5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Molly et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.  
 5TH AV, es, 68.7 n 73d, 24x115.9; Fredk Bischoff et al—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Grover M Moscovitz (R); Chas Shongood.

5TH AV, es, 44.7 s 72d, 24x88.3; Michl T Reilly—Jno E Sullivan Co et al; Jno J Bakerman (A), 5014 5 av; Sidney F Strongin (R); Chas Shongood.  
 47TH ST, ns, 280 e 5 av, 20x100.2; Sigmund Levine—Jno E Sullivan Co et al; Action 1; Reuben Stone (A), 44 Court; Sidney H Weinberg (R); Nathaniel Shuter.  
 47TH ST, ns, 300 e 5 av, 20x100.2; same—same; Action 2; same (A); Fredk S Lyke (R); Nathaniel Shuter.  
 47TH ST, ns, 360 e 5 av, 20x100.2; same—same; Action 3; same (A); Chas J Masone (R); Nathaniel Shuter.  
 51ST ST, sws, 390 nw 5 av, 30x100.2; Jno Schiernbeck—Jno E Sullivan Co et al; Jno F Moroney (A), 203 Bway, Manhattan; Chas C Lockwood (R); Wm P Rae.  
 EMMONS AV, ns, 178.6 e E 16th, 29.2x111.3x irreg; Gustav Selner—Geo A Hahn et al; Action 1; Jacob M Peyser (A), 26 Court; Abr Rockmore (R); Nathaniel Shuter.  
 EMMONS AV, ns, 207.8 e E 16th, 29.2x112.11; same—same; Action 2; same (A); Abr H Keselsman (R); Nathaniel Shuter.

**MAY 16 & 18.**  
 No Legal Sales advertised for these days.

**FORECLOSURE SUITS.**

The first name is that of the Plaintiff, the second that of the Defendant.

**Manhattan.**

**MAY 2.**  
 70TH ST, 325-7 W; two actions; Fredk A Clark—Walter E Thompson et al; Ver Planck, Prince & Flanders (A).  
 108TH ST, ns, 250 W Ams av, 50x100.11; Sophie Wagner—Thomas Realty Co et al; Rosansky & Goldberg (A).  
 116TH ST, ns, 131 e Park av, 35.8x100.11; Saml Seidman—Herman F Grossman et al; J F Cowan (A).  
 185TH ST, ns, 170.3 e St Nich av, 19.10x103; Noah C Rogers—Mary A Fawcett et al; P Merrill (A).

**MAY 4.**  
 HOUSTON ST, 96 W; Jos Psoneni—Mary Jahn (specific performance); L A Valente (A).  
 8TH ST, ns, 108.11 w Av C, 25x93.11; Jacob Greenbaum—Allan C Craig (notice of attachment); A Henig (A).  
 8TH ST, ns, 238.6 w Av C, 24.9x93.11; Lena Schilling—Henry M Schiffl et al; L S Goebel (A).  
 33D ST, 340-342 E; Betty Gusthal—Hulda B Abrahams et al; Bowers & Sans (A).  
 105TH ST, ss, 160 w Columbus av, 171.6x84.9x irreg; Jacob Wicks, Jr—Mary A Loeffler et al; J B Mitchell (A).  
 131ST ST, S E; Rudolph F Rabe et al—Sarah McCormick et al; E E Mead (A).

**MAY 5.**  
 50TH ST, 224-32 W; Joseph L Graf et al—Bonwit Realty Co et al; Weed, Henry & Meyers (A).  
 116TH ST, 156 E; Berktha Lippmann—Donato M Cefola et al; Hamburger, Goldey & Fat (A).  
 130TH ST, 502 W; Moses Esberg, exr—Eugenie Rosendorf et al; Kantrowitz & Esberg (A).  
 136TH ST, 6, 12-14 W; three actions agt Gustav Lange—Jacob Smalls et al; G Lange, Jr (A).  
 136TH ST, 134 W; Trustees of Robert College of Constantinople—John G Taylor et al; Geller Rolston & Horan (A).

**MAY 6.**  
 MANHATTAN ST, 111; Albany Savgs Bank—Edgar Constn Co et al; Tracey, Cooper & Townsend (A).  
 12TH ST, 224 E; Ida W Inniss—Francis P A McGowan et al; Wells & Snedeker (A).  
 61ST ST, 202 E; Greenwich Savgs Bank—Jacques Weill et al; B A Sands (A).  
 122D ST, ns, 374.9 w Lenox av, 17.6x100.11; N Y Life Ins Co—Fannie V Malone et al; G W Hubbell (A).

**MAY 7.**  
 54TH ST, 226-8 E; Bazena T D Merriman—Jos Doelger et al; E F Moran (A).  
 83D ST, 35 W; Felicita Fuhr—Chas F Wildey, Jr, et al; amended; A W Venino (A).  
 106TH ST, 156 E; Saml Shapiro—Eva Cohen et al; A Hutter (A).

**MAY 8.**  
 50TH ST, 224-32 W; Jos L Graf et al—Bonwit Realty Co et al; amended; Weed, Henry & Meyers (A).  
 105TH ST, ss, 160 w Columbus av, 171.6x94.2x irreg; Morris Mayer—Mary A Loeffler et al; S W Stern (A).  
 4TH ST, ws, lot 127, map of estate of Mangle Minthorne; Birdie Berliner—Saml Klausner et al; Myers & Goldsmith (A).  
 RIVERSIDE DR, es, 107.6 n 116th, 48.9x123.10; N Y Life Ins Co et al—Paterno Bros, Inc et al; amended; Cary & Carroll (A).

**Bronx.**

**MAY 1.**  
 136TH ST, 304 E; Margaretha Wiegand—Johanna Klein; C Brandt, Jr (A).  
 175TH ST, ss, 35.8 ne 3d av, 39x100; Michl Griet—Codae Realty Co et al; Fitch, Mott & Plant (A).  
 BAY AV, ss, 276.7 w Main, 33.3x100; Percy Jordan—Jas Reynolds et al; M Hall (A).  
 WALTON AV, ws, 308.7 n 184th, 19.9x96.4; Eliz K Upham—Anna E Jones et al; Merrill & Rogers (A).  
 WEBSTER AV, 3542; Bronx Investing Co—Irving Constn Co et al; Merrill & Rogers (A).  
 3D AV, 2422; Gustav A Brandt—Elmina Kelly et al; H Swain (A).  
 LOT 27, parcel No 1, on map of subdivision of estate of Wm B Ogden; Stephen E Brown—Jno Sohns; Davis, T, D & D (A).  
**MAY 2.**  
 MORRIS AV, es, 170 s 160th, 75x100; Helene Mez—Julius Max Hoffman et al; P Schnitzler (A).  
 MORRIS AV, es, 195 s 160th, 50x108.1; same—same; same (A).

Foreclosure Suits, Bronx, Continued.

MAY 4. 136TH ST, ns, 225 e Lincoln av, 25x100; Fred- erick Correll—Bernard Fortgang et al; Elkus G & P (A). ARTHUR AV, ws, 27.7 n 179th, 100.3x190; Frank F. Russell—Louise Thomas et al; Bas- sett Thompson & Gilpatrick (A). SOUTHERN BOULEVARD, ws, 150 n Home, 25x100; Morris E. Webber—Aaron Herzberg et al; J. W. Webber (A).

MAY 5. No Bronx Foreclosure Suits filed this day.

MAY 6. 139TH ST, ns, 475 e St Anns av, 25x100; Robt C Fulton et al—Mary E Flynn et al; Mare & Morrison (A). BRIGGS AV, ns, 150 e 200th, 50x100; also MOS- HOLU PKWAY, nec Hull av, 119.6x105.8; also BRIGGS AV, ns, 250 e 200th, 100x110; Ida W Innis—Francis P A McGowan et al; Wells & Snedeker (A). HOE AV, 1200 & HOME ST, 975, 981 & 985; Hoe Realty Co—First Preferred Realty corp et al; Wise & Lichtenstein (A).

MAY 7. SOUTHERN BLVD, ws, 184.2 s 180th, 30x149.6; Victor Stolte—Arthur G Muhlker et al; Wes- selman & Kraus (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

APRIL 30, MAY 1 & 2. No Judgments in Foreclosure Suits filed these days.

MAY 4. 129TH ST, 640 W; also RIVERSIDE DR, 564; Israel Lewis—Albt London; L & I J Joseph (A); Albt Bunger (R); due ..... 34,526.57 100TH ST, ns, 220 e 2 av, 40x100.11; Equitable Trust Co—Gittle Goldberg; Cary & Carroll (A); Morris Cukor (R); due ..... 36,000.00

MAY 5. 154TH ST, ss, 189.4 w St Nicholas av, 18.9x99.11; Wm H Jeffers—Josephine Miller; Rose & Paskus (A); due ..... 1,578.56 34TH ST, ss, 152 w 2 av, 18.3x98.9; Law- yers Mtg Co—Simon Myers et al; Cary & Carroll (A); Jos D Kelly (R); due.13,133.33

MAY 6. LEWIS ST, es, 75 n Stanton, 21x100; J Frederic Kernochan—Henry F Miller (A); Isaac S Hiller (R); due ..... 18,648.34 BRYANT ST, nec New Boston rd, 79.3x 124.10; Saml Keeler—Jno Bogart; Saml Keeler (A); Howard Humiston (R); due ..... 1,050.33 118TH ST, 320 E; Wilson M Powell— Alvine Gross; Wilson M. Powell, Jr (A); Melvin H Dalberg (R); due ..... 17,850.00 72D ST, 14 E; U S Tract Co of N Y— Robt W Tailer et al; Stewart & Shear- er (A); Melvine G Dalberg (R); due.125,610.00

Bronx.

APRIL 30. WOODYCREST AV,\*\* es, 324 n lot 56, map of Highbridgeville, Bronx, 20.4 x100; Wm Totten et al—E Van Rens- selaer Ketchum; Saml Riker, Jr (A); Thos Gilleran (R); due ..... 6,586.67

MAY 1, 2, 4, 5 & 6. No Judgments in Foreclosure Suits filed these days.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

MAY 2. No Lis Pendens filed this day.

MAY 4. 35TH ST, 217-219 W; Johanna Von Meyer—Jno G Lindemann; action to appoint committee, &c; C A Dryer (A). 46TH ST, 46 W; Nicholas Gregorio & Co—A B S Co, Inc, et al; action to foreclose me- chanics' lien; Menken Bros (A).

MAY 5. 117TH ST, swc 5th av, 45.6x100.11; Frederic F. de Rahm—Isidor Kraushaar et al; F. de F. Foster (A). 8TH ST, ss, 130 w Central Park W, 20x100.8; Arthur V. Gwynne—Abraham Gwynne et al (partition); C. R. Waterbury (A). BROADWAY, sec 127th, lot 65; Wesley S Saw- yer—Patrick Mangin et al; foreclosure of tax lien; Elkus, Gleason & Proskauer (A).

MAY 6. 38TH ST, ss, bet 1 & 2 avs, Lot 54; Tax Lien Co of N Y—Edgar S Appleby et al; amended foreclosure of tax lien; A Weymann (A).

MAY 7. HARRISON ST, 27; Esther Lifschitz—Albt Bult- mann et al; foreclosure of transfer of tax lien; C H Schwartzman (A). 32D ST, ss, 435 w 6 av, 20x40.2x irreg; Marjorie D Oleand—Kathleen M Russell et al; parti- tion; J W Russell (A). 11TH AV, es, bet 51st & 52d, Lot 61; Rudolph Wallach Co—Jas S Seagrave et al; foreclosure of tax lien; A Weymann (A).

MAY 8. 50TH ST, ss, 175 w 6 av, 25x100; Leslie Bros Engineering Co—Alex M Mitchell et al; action to foreclose mechanics lien; Hardy, Stancilffe & Whitaker (A).

Bronx.

MAY 1. No Lis Pendens filed this day.

MAY 2. PARK AV, es, 40 n 169th st, 50x100; Wilhel- mina Herring—Wilhelmina Herring et al; partition; E J Helmick (A).

MAY 4. LOT 20, Block 1,011, Richard st, ws, bet Mace av & Fulton st; Hugo Wabst—Anna Becker; action to foreclose transfer of tax lien; Shaw & Landon (A).

MAY 5. No Lis Pendens filed this day.

MAY 6. No Lis Pendens filed this day.

MAY 7. No Lis Pendens filed this day.

Brooklyn.

APRIL 30. BARBEY ST, ws, 100 n Blake av, 25x100; Saml L Hough—Abr Epstein et al; G A Logan (A). BRISTOL ST, ws, 240.3 s Livonia av, 20x100; Title G & T Co—Saml Rosendorf et al; T F Redmond (A). BRISTOL ST, ws, 340.3 s Livonia av, 20x100; Title G & T Co—Saml Rosendorf et al; T F Redmond (A). BRISTOL ST, ws, 300.3 s Livonia av, 20x100; same—same; same (A). BRISTOL ST ws, 200.3 s Livonia av, 20x100; same—same; same (A). GROVE ST, ss, 181.8 e Wyckoff av, 25x100; Wm Abel—Morris Friedman et al; Mann, Baxbaum & S (A). MORRELL ST, es, 75 n Debevoise, 25x75; Ham- ilton Trust Co—Saml Silver et al; T F Red- mond (A). STARR ST, nws, 100 ne Irving av, 100x222.1x 103.10x194; Christian Schneider—Mary J Rottenbach et al; C W Philipbar (A).

39TH ST, nes, 40 se 10 av, 20x75; N Y Invest- ors Corp—Gessie Bleestein et al; T F Red- mond (A). 46TH ST, 1768; Kingsboro Realty Co—Michl Clancy et al; I Roth (A). CHURCH AV, ns 200 w Nostrand av, 50x148; also CHURCH AV, ns, 250 e Nostrand av, 49.11x149.6x49.11x149.11; Albt Berry—Sarah P Fogelson et al; G C Case (A). CLERMONT AV, ws, 145.5 s Fulton, 53.10x115.5 x50x96; Philip Lucks—Lavinia S Le Baron et al; foreclosure of mechanics lien; R Stone (A).

ROCKAWAY AV, ws, 105.6 n Hegeman av, 20x 100; Jno Auer—Bklyn, Queens House & Home Corp et al; C H Levy (A). 21ST AV, ses, 82 ne Cropsey av, runs se80xne18 xse16.8xne20xnw96.8xsw38 to beg; N Y Mtg & Security Co—Marian P Franklin et al; H M Bellingier Jr (A).

MAY 1. DEAN ST, ss, 175 e Rogers av, 20x114.5; Er- nest Arnold—Jos B Kammerlohr et al; Rey- nolds & Geis (A). LOGAN ST, es, 240 s Sutter av, 20x100; Colum- bia Kid Hair Curlers Mtg Co—Jos Sirott et al; M D Siegel (A). LOGAN ST, ws, 150 n Sutter av, 20x100; Mary A Lang—Nathan Drucker et al; Sackett & Lang (A). REEVE PL, 42, Jno W Reid—Fredk F Bowen et al; C F Corner (A). SMITH ST, es, 80 s Huntington, 20x75; also 13TH AV, ws, 55 n 37th, 51x80; also 58TH ST, sc 9 av, 100x100.2; also 59TH ST, sws, 220 se 9 av, 100x100.2; also 59TH ST, ws 9 av, runs sw60.2xnw100xsw40xnw20xne100.2xse 120 to beg; Michl Harrigan—Wm Harrigan et al; partition; W S Butler (A). WATKINS ST, 411; Ike Borenstein—Perz Bo- renstein et al; partition; J D Nussbaum (A). E 3D ST, ws, 244.5 n Greenwood av, 20x100; Griswold I Keeney—Emily M Murphy et al; H J Davenport (A). E 5TH ST, ws, 312 n Beverly rd, 24.10x100x61x 106.4; N Y Investors Corp—Emma Hoff- man et al; T F Redmond (A). E 15TH ST, es, 500 n Albemarle rd, 87x100x52.5 x105.10; Parshesky Bros—Temple Beth Emeth of Flatbush et al; foreclosure of mechanics lien; H S & C G Bachrach (A). 17TH ST, ss, 225 e 8 av, 12.6x100; Kate B For- bell—Wm Rankin et al; G W Pearsall (A). 21ST ST, sws, 175 se 3 av, 25x100.2; Title G & T Co—Luigi Parrella et al; T F Redmond (A). 21ST ST, sws, 275 se 3 av, 50x100; same—same; same (A).

21ST ST, nes, 300 se 3 av, 25x100; Ella Cory— Frank Spero et al; T F Redmond (A). E 33D ST, ws, 100 s Av I, 20x100; Lizzie Ernst —Cath E Du Bois et al; A Lotary (A). E 34TH ST, es, 313.10 n Av I, 25x100; Rose Reis—Bridget A Smith et al; Armstrong & Brown (A). 54TH ST, ec New Utrecht av, 28.6x58.6x55.8x 33.7; Chas A. Hitchcock—Rostof Co et al; F W Moxley (A).

PENNSYLVANIA AV, ws, 50 s Liberty av, 83.4 x100; Rich'd Meyer—Rose Tapis et al; to set aside deed; J H Meyer (A). 6TH AV, ws, 103.6 s Carroll, 19.5x97.10x19.4x96; Claus Hohorst—Mary F MacGregor et al; Coller & Coller (A). LOT 25, plot 2 map of Evan Evans & C Mc- Cauley in Flatbush; also TROY AV, es, 180 s Av E, 60x125.2x60x127.9; Louise M Davenport —Edw Jones et al; H J Davenport (A).

MAY 2. BOND ST, ws, 25 n Butler, 20x50; Phebe A Cheesman—Jno Martin et al; E F Taber (A). PARK PL, ss, 235 e Vanderbilt av, 19x131; Dayton & Montgomery, Inc—Bert E A Win- ham; foreclosure of mechanics lien; Thomp- son & Fuller (A). SEIGEL ST, ns, 146.6 w Ewen, 24x100. Ray Nedis—Milton Kempner et al; partition; W V Zipser (A). W 15TH ST, ws, 320 n Mermald av, 40x118.10; Martino Caso—Maria Vastola et al; C I Ma- sone (A).

LINDEN AV, ns, 75 e E 45th, 25x100. Bklyn Trust Co—Marin-Sigel Realty & Constn Co et al; Dvkman, Oeland & K (A). MARINE AV, sec 94th, runsse73.2xsw80xn108.1 to beg; also MARINE AV, es, 218.8 n 94th, 34.9x17.4x53.3x56.9; also MARINE AV, sec 93d, 17x17.4x25x25; also 4TH AV, sec Marine av, 100x125; Marion A Smith—Alpheus Rob- inson et al; partition; H A Ingraham (A).

6TH AV, sec 53d, 32.8x100; Saml Bloomberg— Francis D Winslow et al; L & M Blumberg (A). 6TH AV, nec 54th, 32.8x100; same—same; same (A).

MAY 4. BAINBRIDGE ST, ss, 190 w Saratoga av, 20x 100; John G Singer—States B Hagerman et al; H E Brown (A). BARTLETT ST, ns, 75 w Throop av, 37.6x100; Newburgh Savgs Bank—Great Central Palace Co et al; T F Redmond (A). BRISTOL ST, es, 260 n Sackett, 40x100; I K Realty Co—Wilson Constn Co et al; I F Greene (A).

GARNET ST, n s, 20 w Smith, 20x67; Susette R Miller—Jas H Plumstead et al; H C Con- rady (A). S 3D ST, nes, 204.4 se Keap, runs s 50.5xne120x nw50xsw70xnw.05xsw50 to beg; Edw M Thom- as—Max Bernhang et al; H A Ingraham (A).

E 14TH ST, ws, 140 s Av R, 40x100; Walter D Hoag—Geo H Haynor, Jr, et al; H J Davenport (A). BAY 24TH ST, ws, 115 s Bath av, 50x73.11x50x 75.8; Lena Schumann—Lillie Kojan et al; A W Burlingame, Jr (A). 58TH ST, ns, 126.8 w 4 av, 26.8x100.2; Hen- rietta Lemken—John E Sullivan Co & ano; H M Curren (A).

CHURCH AV, ns, 375 e Rogers av, runs n 137.5xw40xsl11.9xw69.7xsl24.1xsl12 to beg; Wm W Spence—Wm A A Brown et al; Dean, Tracy & M (A). DUMONT AV, nwc Thatford av, 25x100; Pru- dential Bond & Mtg Co—Abra Damsky et al; J Sapinsky (A).

LOTS 377 to 379, block 6781, map Kings Oak; Wm Gremier—Fredk M Seiler & ano; J M O'Neill (A).

MAY 5. CLARKSON ST, ss, 193 e Flatbush av, runs s 114.9x19.3xn114.9xw19.3 to beg; Sarah F Mead —Wm M Kennard et al; W H Orr (A). DOUGLASS ST, es, 192.11 n Sutter av, 25x100; Edmund D Teller—Buckingham Realty Co et al; Solinger & Solinger (A). E 5TH ST, es, 100 n Av I, 50x100; Title G & T Co—Henry Jacob et al; T F Redmond (A). E 21ST ST, es, 160 n Beverly rd, 17.3x129.2x42.3 x127.6; Henry P Ansorge—Hanway Realty Co et al; L Karasik (A). 50TH ST, swc 4 av, 80x140.4; Albert Hergen- ham—Jno Dobbin et al; L B Ginsburg (A). CONEY ISLAND AV, sec Lewis pl, 100x124.8x 100.4x132.1; Chas V Lott—Alfred W Bardin et al; W C Roe (A). FLATBUSH AV, nes 243.8 se Av K, 19.6x68.1x 19.3x71.4; Mary A De Nyse—Nellie Thompson et al; Coombs & Wilson (A).

MAY 6. 66TH ST, ss, 100 w 14 av, 20x100; Ernest Burkard—Homewood Bldg Co et al; Reynolds & Geis (A). 66TH ST, ss, 100 w 12 av, 20x100; Josephine H Manneck—Vincenzo Gerecitano et al; Reynolds & Geis (A). 66TH ST, ss, 120 w 14 av, 20x100; Danl P Weirich—Homewood Bldg Co et al; Reynolds & Geis (A). 67TH ST, ss, 500 e 14 av, 20x120; Jno Gorski —Homewood Bldg Co et al; Reynolds & Geis (A). 74TH ST, ns, 395.11 e Stewart av, 100x140; Jacob E Neufeld—Lawyers' Title Ins & T Co & ano; foreclosure of mechanics' lien; Chilton & Levin (A).

LOTS 419 to 421, & 455 to 457, map of land of Asa W Parker; Caroline L Burkley—Cath- arine Kerrigan et al; H C Conrady (A). CRYSTAL ST, es, 250 s Pitkin av, 25x100; Frank C Lang—Tillie Held & ano; Sackett & Lang (A). WINTHROP ST, ss, 1640.5 e Main Plank rd, 26x 122.6; Alice Aston—Asbury Impt Co; J Mac- Crate (A). E 10TH ST, ws, 220 n Av M, 40x100; Eagle Savgs & Loan Co—Jennie Melander et al; J C McLeer (A).

40TH ST, ss, 300 e 5 av, 50x100.2; Emil A Koski—McKinley Park Holding Co et al; Car- ington & Pierce (A). LIVONIA AV, nwc Douglass, 100x250.3; Jean- ette Selinger—H M B Bldg Co et al; S A Telsey (A). NOSTRAND AV, ws, 580 s Av C, 60x100; Mtg Securities Co—Lucretia Dower et al; H J Da- venport (A). OVERBAUGH PL, ses, 112.9 nw E 41st, 41.1x 189.7xirreg; Hyman S Sulsky—Annie R Towne; foreclosure of mechanics lien; J J Kean (A). LOT 48, blk 6742, map "The Lindens"; Fredk M Knowles—Anna E Mondshain et al; G B Davenport (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

MAY 2. 29TH ST, 105-7 E; Fredk D Shaper— 29th St Constn Co (renewal) (9).... 200.00 175TH ST, ns, whole front bet St Nich & Audubon avs, 300x—; Ricco Donato —Moses Goodman Corp & Robertson Giovanni Contracting Co (8)..... 54.00

MAY 4. 175TH ST, ns, whole front bet St. Nicholas & Audubon avs, —x—; Frank Falk Co—Moses Goodman Corp; Robertson Giovanni Contract- ing Co (12)..... 120.00 ANDUBON AV, sec 171st, 20x90; Emil Nikolai—Guatav Boehme; Carl L Rieger (11)..... 100.00 6TH AV, 626-628; National Sash & Door Co, Inc—Adolph A Hageman; Nathan Pickett (10)..... 65.00

MAY 5. 14TH ST, 138 E; Smith & Rosenfeld— Solomon Schinasi; Warren E Green Co (17)..... 175.00

42D ST, 403 W; Stanley & Patterson, Inc.—William Daniels; George Shuman (19)..... 131.67  
 46TH ST, 46 W; Chas A Hasbrouck—Arthur Brisbane & A B S Co, Inc; Anton Strand (18)..... 219.62  
 48TH ST, 220-28 W; W P Nelson Co—Adlon Construction Co; Frazee Realty Co (14)..... 6,963.00  
 50TH ST, 224-28 W; Rebecca Rabinowitz—Delphon Realty Co, Inc; C E Hartshorne (13)..... 1,698.50  
 201ST ST, ACADEMY ST & HARLEM RIVER; Hermann Hoerst—United Electric Light & Power Co; F T Nesbit & Co, Inc (16)..... 17.50  
 BROADWAY, es, 30.11 s 41st, 22.11x irreg; also Broadway, sec 41st, 31.2x 93.4; J P Zurla Tile Co—41st Street Realty Co & Hotels Realty Holding Corp (15)..... 1,153.00

**MAY 6.**  
 CANAL ST, 133-7; Mayer Schnee—Eliz M Fisher, Jacob J Schmuckler, Taylor Constn Co & Chas Olsen (20)..... 155.00  
 134TH ST, 63 W; Louis E Sugland—Estate of Richd S Conwell & Richd S Conwell (21)..... 238.95

**MAY 7.**  
 201ST ST, ACADEMY ST & HARLEM RIVER; Frank Schwoerer—United Electric Light & Power Co & F T Nesbit & Co, Inc (22)..... 8.75

**MAY 8.**  
 BROADWAY, 2633-35; Hull, Grippen & Co—Wm E D Stokes, Quincy Amusement Co & Leslie Bros Engineering Co (23)..... 87.75  
 120TH ST, 341-5 E; Morris Breuner—Florence E Goldschmidt & David Chenkin (24)..... 171.50  
 LEROY ST, 19; Anthony Polzella—Margarita Campiglia & Michele Brescia (25)..... 321.00  
 21ST ST, 218-20 W; Flachner & Weinstein—Adolph Meyer (26)..... 156.00

**Bronx.**

**MAY 1.**  
 145TH ST, ss, 315 w Brook av, 61x104; G Vettorino—Jas Bryant & Edw Weber (1)..... 75.00  
**MAY 2.**  
 WASHINGTON AV, 1182-4; Benj Cycle Heating Co—H Hornickel (2)..... 310.00

**MAY 4.**  
 No Mechanics Liens filed this day.

**MAY 5.**  
 No Mechanics' Liens filed this day.

**MAY 6.**  
 226TH ST, 826-8 E; Jno Martoccia—Charity Tompkins, Felicia Bernacchio & C Giudoni (3)..... 90.00

**MAY 7.**  
 No Mechanics Liens filed this day.

**Brooklyn.**

**APRIL 30.**  
 BARBEY ST, nec Livonia av, 40x100; Realty Supply Corp—Wm & Mary Harker..... 307.80  
 HINSDALE ST, 336; J Siegel—Anna Segal & Julius Segal..... 50.00  
 OSBORN ST, es, 100 n Blake av, 25x 100; S Epstein—Freda Borden & Louis Borden..... 145.75  
 74TH ST, ns, 395.11 e Stewart av, 140x 100; J E Neufeld—Danl Mack & Mafn Constn Co..... 178.50  
 PENNSYLVANIA AV, 365-71; Jacob Siegel—Glory of Israel Institute & H Brimberg..... 183.00  
 PROSPECT AV, 413; L Weinstein—Rudolph Flick..... 400.00  
 3D AV, nec 31st, 100x100; Szemko & Gaydica—Farina & Golka Bldg Co..... 377.00

**MAY 1.**  
 AMES ST, nwc Sutter av, 100x100; D Fisher—Jno Jaffe & Louis Abramowitz..... 96.90  
 POWELL ST, es, 100 s Livonia av, 50x 100; M Bordman—Docket Impt Co & Sam Zitowsky..... 157.00  
 BAY 17TH ST, 171; H F Meistrell Heating Co—Antonio Di Candia & S E S Realty Corp..... 286.46  
 BAY 17TH ST, 181; same—Antonio Di Candia..... 120.00  
 W 28TH ST, 2945; M Sater—Rachel Lerner & Katie Schmukler..... 537.50  
 PENNSYLVANIA AV, 365-71; Simon Dorf—Glory of Israel Hebrew Institute..... 179.84  
 WEBSTER AV, ss, 335 e 3d, 20x100; J Slochawit—Ella Allt & Gustave Wolf..... 90.00  
 LAWRENCE AV, ns, 200 e 3d, 100x 100; Johnson Bros—Ralph Henry..... 49.05  
 SURF AV, ns, 41 e W 33d, 81x103x irreg; Sterling Wood Working Co—Fanny Biber, Rose Altschuler & Jacob Sommer..... 87.50

**MAY 2.**  
 LIVONIA AV, nec Barbey, 40x100; Graff Furnace Co—Wm Harker..... 425.00

**MAY 4.**  
 AMES ST, nwc Sutter av, 100x100; D Fisher—John Jaffe & Louis Abramowitz..... 96.90  
 POWELL ST, es, 100 s Livonia av, 50x100; M Bordman—Docket Impt Co; Sam Zitowsky..... 157.00  
 BAY 17TH ST, 171; H F Meistrell Heating Co—Antonio De Candia & S E S Realty Corp..... 286.46  
 BAY 17TH ST, 187; same—Antonio De Candia..... 120.00  
 W 28TH ST, 2945; M Sater—Rachel Lerner & Katie Schmukler..... 537.50  
 PENNSYLVANIA AV, 365-75; Simon Dorf—Glory of Israel Hebrew Institute..... 174.84  
 WEBSTER AV, ss, 335 e 3d, 20x100; J Slochawit—Ella Allt; Gustave Wolf..... 90.00

**MAY 5.**  
 E 15TH ST, ns, 78 e Neck rd, 75x200; Dominick Vitelli—Vanadrian Bldg Co..... 1,700.00  
 3D AV, es, 63 s 21st, —x—; M Goldberg—Geo Lodes..... 858.50

7TH AV, wc 55th, 100x100; Joe Sklor—Mapes Realty Co..... 261.35

**MAY 6.**  
 W 31ST ST, 2970-2; L Greenberg—Perry Smith & Bklyn Plumbing Co..... 115.00  
 CATON AV, sec E 11th, —x—; E E Peirson Co—Plandome Constn Co & Morris Fine..... 167.60  
 PITKIN AV, nwc Powell, 50x100; Block & Greenberg Lumber Co—Brien Amusement Co..... 102.61

**SATISFIED MECHANICS' LIENS.**

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

**Manhattan.**

**MAY 2.**  
 VANDAM ST, 84; S H Pomeroy Co, Inc—Henry Heide et al; Apr30'14..... 953.00  
 MANHATTAN AV, 364; Abr Meltzer—Gorham Constn Co et al; Sept11'13..... 117.25

**MAY 4.**  
 40TH ST, 26 W, Baker, Smith & Co—Arnold Knapp et al; Apr1'14..... 313.00  
 97TH ST, 315 W; Edward Byrnes—Lillie J Earle et al; Apr27'14..... 51.77  
 AUDUBON AV, 109; Woodford F Ebner—Gustav F Boehme et al; Apr 17'14..... 180.00  
 SAME PROP; Louis Marks—same; Apr20'14..... 228.00

BROADWAY, nec 94th; Salvatore Majorino—West 82d St Realty Co et al; Nov25'13..... 2,800.00  
 SAME PROP; Frank Morell Co—same; Nov25'13..... 7,500.00  
 SAME PROP; James H Young Stone Co—same; Nov25'13..... 3,750.00

**MAY 5.**  
 FULTON ST, secor Church; Oscar Lowinson—Louise Goldsticker et al; Apr 27'14..... 882.86

**MAY 6.**  
 25TH ST, 11 W; Adin G Pierce Co—11 W 25th St Co et al; Nov3'13..... 422.00  
 88TH ST, 165 E; Colwell Lead Co—Katholischer Gesellen Verein et al; Apr28'14..... 1,409.75  
 97TH ST, 47 W; Jacob Scheinwald—Mrs Wilson et al; Apr3'14..... 110.00  
 105TH ST, ns, whole front bet Bway & West End av; Mandel Stern—West 82d St Realty Co et al; Nov30'13..... 613.12

SAME PROP; Jos B Friedlander Co—same; Nov25'13..... 2,271.22  
 AV A, 109; Triborough Marble & Tile Works, Inc—Jno Doe et al; Dec26'13..... 517.00  
 AV A, sec 7th, same—same; Dec23'13..... 476.00

BROADWAY, 2741-7; Otis Elevator Co—West 82d St Co et al; Nov24'13..... 2,000.00  
 BROADWAY, 2520; Otis Elevator Co—Harry Schiff et al; Nov24'13..... 6,000.00  
 BROADWAY, nwc 94th; Selig Rosenberg—West 82d St Realty Co et al; Nov24'13..... 4,800.00

WEST END AV, 924; Union Bldg Material Co—W 82d St Realty Co et al; Nov28'13..... 180.00  
 WEST END AV, 924; Pittsburgh Plate Glass Co—West 82d St Realty Co et al; Nov25'13..... 490.00  
 WEST END AV, 355; McLaury Tile Co—West 82d St Co et al; Dec25'13..... 3,847.25

**MAY 7.**  
 24TH ST, 225-7 E; Geo Mattern—Louis Walter et al; May1'14..... 259.00  
 110TH ST, ns, 145 w 5 av; Vincent Valentine Contracting Co—A Rosenstein et al; Nov6'13..... 10,000.00  
 BROADWAY, nec 94th; Thos C Edmonds Co—West 82d St Realty Co et al; Nov 25'13..... 1,150.00

**MAY 8.**  
 3D AV, 2754-6; Browning & Lorz, Inc—Nora Constn Co et al; Dec29'13..... 750.00  
 5TH AV, 668-70; Standard Paint Co—Dreicer Realty Co et al; Apr24'14..... 146.00  
 SAME PROP; same—same; Mar26'14..... 211.86

44TH ST, 15-7 W; Hudson Wrecking & Lumber Co—15 W 44th St Co, Inc, et al; Apr20'14..... 1,139.40  
 105TH ST, ns, whole front bet West End av & Bway; American Clothes Dryer Co—Harry Schiff et al; Nov25'13..... 600.00

SAME PROP; Selig Rosenberg—West 82d St Realty Co et al; Nov24'13..... 4,760.00  
 SAME PROP; Heyman Denker—same; Nov26'13..... 6,325.00  
 SAME PROP; Jno P Kane Co—same; Nov25'13..... 900.50  
 SAME PROP; Empire Architect Bronze Co—same; Nov28'13..... 3,319.25  
 SAME PROP; Eureka Tile Co—same; Nov28'13..... 2,097.75

SAME PROP; Jas D W Young Stone Co—same; Nov25'13..... 3,000.00  
 SAME PROP; N Y Roofing Co—same; Nov26'13..... 250.00  
 SAME PROP; J H Macx Co, Inc—same; Nov28'13..... 1,300.00

**Bronx.**

**MAY 1.**  
 No Satisfied Mechanics Liens filed this day.

**MAY 2.**  
 180TH ST, 612 E; Hyman Rosenberg—D'Auria Constn Co et al; Feb26'14..... 400.00

**MAY 4.**  
 No Satisfied Mechanics' Liens filed this day.

**MAY 5.**  
 3LORING PL,\*\* es, 170 s Fordham rd W; Giuseppe Georgi—Beckmann Realty & Constn Co et al; July22'13..... 74.60  
 SAME PROP; Giacomo Longone—same; July22'13..... 217.32  
 SAME PROP; Michl Girome—same; July22'13..... 38.00  
 SAME PROP; Filippo Di Stainslag—same; July22'13..... 95.55

**MAY 6.**  
 172D ST, ws, 150 s Boston rd, 25x100; Chas Kausen—Sole Realty Co Inc et al; Mar5'14..... 106.00

**MAY 7.**  
 180TH ST, ss, 126 w Hughes av; G B Raymond & Co—D'Auria Constn Co et al; Feb24'14..... 1,186.86  
 HUNTS POINT AV, sec Seneca av, 100x 100; Pietro Indelli et al—Geo G Graham Constn Co et al; Apr30'14..... 850.00  
 \*\*Recorded in N Y County.

**Brooklyn.**

**APRIL 30.**  
 MAPLE ST, swc Kingston av, 10x74.6; Geo W Woods (Inc)—Jacob Zilber; June25'13..... 95.00  
 NEWPORT AV, swc Williams av, —x —; Mario Nicolisi—Book & Larice; Apr17'13..... 36.00  
 NEWPORT AV, swc Alabama av, 100x 100; same—same; May6'13..... 36.00

**MAY 1.**  
 No Satisfied Mechanics Liens filed this day.

**MAY 2.**  
 E 21ST ST, nec Av M, 40x100; Adolf Broman & ano—Edw R Strong & E R Strong Co (Inc); Nov13'13..... 200.00

**MAY 4.**  
 LAKE ST, es, 486 n 86th, 20x100; C I Constn Supply Co—Stephano De Rienzo; Apr28'14..... 247.61

**MAY 5.**  
 WEST ST, ws, 82 n 40th, 75x90x75x 77.9; Hudson Plumbing Co—Clarence D Quaid & Lawyers Title I & T Co; Feb20'14..... 475.00  
 AV U, ns, 20 w W 9th, —x—; Nicola Leuzzi & ano—Frank Ciaffone; Apr 25'14..... 2,088.87

BATH AV, ns, 193.9 on Bath av, x 298.1 on 22 av, —x—; Bernard Sternbach—Benj J Grossman & Louis Lewin; Apr2'14..... 52.35

**MAY 6.**  
 STERLING PL, ns, 145 w Ralph av 70x100; Morris Grotenstein & ano—Bernstein Bldg Co, Saml, Harry & Simon Bernstein; Nov6'13..... 525.00  
 MARLBOROUGH RD, es 61.3 s Foster av 95x105; Blue-Quarrel Co—Maria Hargrave; Nov13'13; release..... 150.00

MEEKER AV, ns, 140 e Graham av; 23x 100; Chas H Hewey—Ranken & Ross Co & Jas A Farrell; Apr24'14..... 108.50

\*Discharged by deposit.  
 \*Discharged by bond.  
 \*Discharged by order of Court.

**ATTACHMENTS.**

The first name is that of the Debtor, the second that of the Creditor.

**Manhattan.**

**APRIL 30.**  
 BANCO NACIONAL DE MEXICO; Jas Speyer et al; \$235,561.40; Caldwell, Wickersham & Taft.  
 L WERTHEIM COAL & COKE CO; R & L Co; \$3,300; H A Rubino.

**MAY 1.**  
 MERCHANTS MOTOR SALES CO; Blanche Lloyd; \$1,083.25; J C Oldmixon.

**MAY 2.**  
 No Attachments filed this day.

**MAY 4.**  
 C I HOFFMAN'S SONS; Lewis, Frank & Sons; \$2,091.97; H L Herzog.  
 TORRES, T Liorens; E R Brackett Co; \$564.40; T P Hall.

**MAY 5.**  
 DE NEUFVILLE, Alexander & Robert; Raphael M Blauer; \$12,500; Goldman Hendenheimer & Unger.  
 VAN HORN, Louis; Thos F Carey; \$25,000; F W Garvin.

**MAY 6.**  
 No Attachments filed this day.

**CHATTEL MORTGAGES.**

AFFECTING REAL ESTATE.

**Manhattan.**

MAY 1, 2, 4, 5, 6 & 7.  
 Garden Garage Co, 51st st, 131 W... Fairbanks Co. Machinery..... 1,000.00  
 Cardinale, Giovanni, Monroe st, 40... Ermino Esposito, Fixtures..... 300.00  
 Cefola, Danta, 1st av, 2297, or 116th st, 156 E. Rothberg & Rosenblat, Fixtures..... 50.00 or 73.00  
 38 W 59th St Co, 59th st, 38 W. Otis Elevator Co. Elevator..... (R)

**Bronx.**

May 1, 2, 4, 5, 6 & 7.  
 No Chattels filed these days.

**Brooklyn.**

APR 30, MAY 1, 2, 4, 5, 6.  
 Bristol Bldg Co, West st nr Av C... Sage Bros, Radiators, &c..... 214.00  
 Property Impt Co, Midwood st, Hudson Mantel & Mirror Co (Inc), (R)..... 150.00  
 Toback, David, Union st nr Utica av... Hudson Mantel & Mirror Co. (R)..... 248.00

**BUILDING LOAN CONTRACTS.**

The first name is that of the Lender, the second that of the Borrower.

**Manhattan.**

**MAY 2.**  
 FT WASHINGTON AV, swc 162d, 102.3x 140; Montrose Realty Co loans Friedman Constn Co to erect a—sty bldg; payments..... 145,000.00  
 WADSWORTH AV, ws, 60.2 n 185th, 50 x115; Ver Plank Estate loans Wadsworth-Washington Corp to erect a 5-stv apartment; 5 payments..... 52,000.00  
 WADSWORTH AV, ws, 160.2 n 185th, 54.5x115; same loans same to erect a 5-stv apartment; 5 payments..... 55,000.00  
 WADSWORTH AV, ws, 110.2 n 185th, 50x115; same loans same to erect a 5-sty apartment; 5 payments..... 52,000.00

Bronx.

MAY 1. 165TH ST, nwc Hall pl, 50x93.9x irreg; County Mortgage Co loans Angel Constn Co, Inc, to erect 5-sty apartment; 6 payments.....23,500.00
MAY 5. STEBBINS AV, ws, 369.8 s Westchester av, 200x100; The City Mtg Co loans Foxvale Realty Co to erect 5 5-sty apartments; 10 payments.....135,000.00
MAY 7. FOX ST, ss, 140 e Av St John, 40x100; -The City Mtg Co loans Mack Constn Co, Inc, to erect 5-sty apartment; 11 payments.....25,000.00
FOX ST, ss, 100 e Av St John, 40x100; same loans same to erect 5-sty apartment; 11 payments.....25,000.00
UNION AV, ws, 64.3 n 147th, 39.3x100; Manhattan Mtg Co loans Criscuolo Realty Co, Inc, to erect 6-sty apartment & stores; 12 payments.....30,000.00

ORDERS.

Brooklyn.

MAY 6. GOLD ST, 333; Tredennick Co on Natl Bridge Works to pay Jack Klingler 900.00
GOLD ST 333; same on same to pay Jas Mitchell 1000.00
59TH ST, ns, 320 e 11 av, -x-; Pisarra Constn Corp on J Lehrenkrauss & Sons to pay Gowanus Wrecking Co. 500.00
CLINTON AV, ws, 134.10 n Gates av, 66x150; Peru Realty Co on Peoples Trust Co & ano to pay Gowanus Wrecking Co 1,250.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION. 157 East 67th Street. ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

- A-- Signifies Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- Fire Escape.
C-- Fireproofing and Structural Alteration.
D-- Fire Alarm and Electrical Installation.
E-- Obstruction of Exit.
F-- Exit and Exit Sign.
G-- Fireproof Receptacles and Rubbish.
H-- No Smoking.
I-- Diagrams on Program and Miscellaneous.
J-- Discontinue use of premises.
K-- Volatile, Inflammable Oil and Explosive.
L-- Certificates and Miscellaneous.
M-- Dangerous condition of heating or power plant.
O-- Discontinue use of Oil Lamps.
DR-- Fire Drills.
SS-- Standpipes and Sprinklers.

MANHATTAN ORDERS SERVED.

Named Streets.

Allen st, 202—Jerome W Wilson et al.....C
Broad st, 86—Samuel Lakow.....C
Broad st, 123—Est Adelaide E Nevins.....B
Broome st, 32—Morris Behrens.....A-C
Broome st, 32—Phillip Garlick.....A-G
Broome st, 32—Samuel Labovitzch.....A-C-G
Broome st, 32—Joseph Jacobs.....A-C-G
Broome st, 32—Samuel Cohen.....A-C
Broome st, 283-85—Yetta Bekaler.....C-I
Canal st, 181—James F Malcolm.....C
Catherine st, 20—James Y Watkins.....DR
Catherine st, 24—Jacob Schwartz.....C
Chambers st, 111—Grace Church Corp.....SS
Cherry st, 306—Hahnemann Hospital.....C
Christie st, 195-97—Minsker Realty Co, et al.....SS
East Broadway, 2-6—Lawrence Holding Co.....A
East Broadway, 123—Morris Breidboit.....C
East Broadway, 123—Phillip Levine.....C
East Broadway, 123—Abraham Weiss.....C
East Broadway, 123—Samuel Hynowitz.....C
East Houston st, 435—Ann E Livermore.....C
Front st, 2—Wm M Cruikshank et al.....C
Grand st, 291-93—Est Wm H Burr.....C
Grand st, 309-11—Edwin A Ridley.....C
Grand st, 494-96-98—Meyer London.....C
Greenwich st, 644-54—Julius Kayser.....SS-C
Henry st, 262—Hebrew Day Nursey.....E
James st, 29—St James R C School.....C-D-F
Lafayette st, 142-48—The Industrial Press.....DR
Lafayette st, 142-48—The Reynolds Printing Co.....DR
Lafayette st, 142-48—Knox Printing Co.....DR
Lafayette st, 142-48—The Frand Shepart Co.....DR
Lafayette st, 42-48—The Bradstreet Co.....DR
Lafayette st, 142-48—The Citatoo Pub Co.....DR
Maiden la, 36—Michael Hunt.....A
Maiden la, 36—Peter Hartman.....A
Maiden la, 36—Rudolph Braun.....A
Maiden la, 36—Frederick Nauman.....A
Maiden la, 36—Dionye, Weiss & Konvalinkz.....A
Margrin st, 93-95—Fannie Freedman.....C
Pearl st, 205—Woodbury G Langdon.....C
Pike st, 47-51—Max Siderknopf.....DR
Pine st, 27-29—Pine Street Co.....SS
Prince st, 177—Salvatore Ciccone.....A-G
Prince st, 177—New England Paper Box Co.....A-G
Rose st, 18-20—William E Rudge.....G-A
Rose st, 18-20—Edward F Ellert.....G-A

Rose st, 18-20—Hurbert Gardiner.....G
Rose st, 18-20—Edwin Flower.....G-A
Rose st, 18-20—Frederick Pearce.....G-A
Rose st, 18-20—Berkeley Press Co.....A
Rose st, 18-20—Eugene C. Lewis Co.....G
Rose st, 18-20—Milton Rusling Wood.....G-A
Rose st, 18-20—Clarence Browning.....G-A
Rutgers slip, 80-84—Louis Stampler.....C
Rutgers slip, 80-84—Benj Schwartz.....C
Rutgers slip, 80-84—Jacob Levine.....C
Rutgers slip, 80-84—Herman Hirsch.....C
Rutgers slip, 80-84—Abr Ranis O Diale.....C
Rutgers slip, 80-84—Louis Brager & Isaac Strum.....C
Rutgers slip, 80-84—Solomon Goldman.....C
Rutgers slip, 80-84—Harris Binchuch & Son.....C
Rutgers slip, 80-84—Jacob Orlovsky.....C
Rutgers slip, 80-84—Gurshin Stutsky.....C
Rutgers slip, 80-84—Phillip Cohen.....C
Rutgers slip, 80-84—Louis Morris.....C
Rutgers slip, 80-84—Arb Fine.....C
Rutgers slip, 80-84—Bernard Goldstein.....C
Rutgers slip, 80-84—Phillip Margolis.....C
Rutgers slip, 80-84—Morris Hoffman & Son.....C
Rutgers slip, 82-86—Phillip Margolis.....C-G
Stanton st, 61-65—Louis Schuster.....C
University pl, 60—Morris Liberman.....C-A-G
University pl, 60—Herman & Jos Hishman.....C-A-G

University pl, 60—Phinkus Morganstein.....C-A-G
University pl, 60—Morris Eagart.....C-A-G
University pl, 60—Klubbeck & Silverberg.....C-A-G
Waverly pl, 10—Chas Lantenberg.....A
Waverly pl, 10—Patrick F. Moriarty.....A
Waverly pl, 10—Raymond Hirt.....A-G
Waverly pl, 10—Cyreil Guerin.....A
Willett st, 50—David Baum.....B
Wooster st, 160-162—Hobbs Mfg Co.....DR
Wooster st, 160-162—Juris & Soloff.....DR
Wooster st, 160-162—Monroe Belt Co.....DR
Wooster st, 160-162—Adelson Bros Co.....DR
Wooster st, 160-162—A Hirsch & Co.....DR
Wooster st, 160-162—Columbia Ladies' Waist Co.....DR

Numbered Streets.

4th st, 66-68 E—Mrs. Dora Levy.....C
4th st, 368-70 E—Julius Herschkowitz.....I
10th st, 81 E—Goldstein & Horowitz.....C-G
10th st, 81 E—Grabois & Terketout.....C-G
10th st, 81 E—Yonkon, Donna, Reyes.....C-G
10th st, 85 E—Samuel Rose.....C
11th st, 64-66 E—Federal Printers' Sup Co.....G
11th st, 64-66 E—Wynkopp, Hallenbeck & Crawford.....G
11th st, 64-66 E—Continental Felt Co.....G
11th st, 64-66 E—Victoria Waterproof Co.....G
11th st, 64-66 E—Sang & Kreinstzman.....G
11th st, 64-66 E—Jacob Cohen.....C
12th st, 22-4—Reisman, Eudman, Luber.....G
12th st, 34 E—Schneider & Malitzky.....C
12th st, 34 E—Isaac & Herman J Rosenberg.....G-A

12th st, 34 E—Samuel Genauer.....G
12th st, 34 E—Michael Agrest.....G
12th st, 34 E—Colonial Coat & Suit Co.....G
12th st, 36-38 E—Levy & Lyon.....G
12th st, 36-38 E—Colonial Tailoring Co.....G
12th st, 36-38 E—Morris Rosemann.....G
12th st, 43-45 E—The Heller Co.....G
12th st, 441 E—Louis Salinsky.....C
12th st, 652 E (rear)—Jos Borshski.....C
13th st, 1-3 E—A C Resselman & Co.....C-D
13th st, 1-3 E—Henry Spingler Est.....D
13th st, 1-3 E—Lelseux Bros.....D
13th st, 1-3 E—Finkelstein Bros.....D
14th st, 210 W—Chas Rubinger.....C
16th st, 4-6 W—Max Ernst.....SS
16th st, 15-17 E—Kunstler Bros.....G
16th st, 629-33 E—The Advance Box Co.....G
16th st, 629-33 E—Fanny Rudnick.....C
17th st, 33-35 W—Paul S Halpern.....G-A
19th st, 8-10 W—Samuel Silverblatt.....A-G
19th st, 8-10 W—Cecil Shaffer.....A-G
19th st, 8-10 W—Benj Martin.....A-G
19th st, 8-10 W—Samuel Altholz.....A-G
20th st, 6-8 W—Estroff & Lipshez.....G
20th st, 6-8 W—Judkins & McGormick.....C
20th st, 6-8 W—Isaac Schlessinger.....C
20th st, 37-45 W—D Pankin & Sons.....DR
21st st, 19-27 W—Neidelman & Hoffman.....DR
21st st, 31-33 W—Holland Holding Co.....SS
21st st, 132-34 W—Commercial Thread Co.....G
21st st, 132-34 W—Louis Levy.....G
21st st, 132-34 W—David Spear.....G
21st st, 132-34 W—David Basin.....G
21st st, 132-34 W—Chas Spear.....G
22d st, 140-44 W—Shulman & Brick.....DR
23d st, 31-33 W—Chas Weinberg & Co.....C
23d st, 31-33 W—Caroline H Johnston.....C
23d st, 148-56 W—Chas Blaser.....DR
23d st, 153-57 W—Abdaallah Barsa.....G-A
23d st, 153-57 W—Henry J Pasternack.....G
23d st, 153-57 W—Sachs & Freed.....G
24th st, 221 W—Mary H Tompkins.....C
25th st, 40-46 W—Drouer Dretzin.....C
25th st, 40-46 W—Mayers & Lester.....DR
25th st, 107-113 W—Louis Stein.....DR
25th st, 138-44 W—Goldstein & Ludwig, Inc.....DR
25th st, 138-44 W—Broufman & Sheinberg.....DR
25th st, 138-44 W—Phillip Rothenberg.....DR
25th st, 138-44 W—Wachtel & Sameth.....DR
25th st, 138-44 W—Harry A. Shoenen.....DR
25th st, 138-44 W—Cerrf Bros.....DR
25th st, 138-44 W—Paul Wolf & Co.....DR
25th st, 138-44 W—Jaffa, Hoffman Co.....DR
25th st, 138-44 W—Markus Pollak.....DR
25th st, 138-44 W—Mann & Lovejoy.....DR
25th st, 138-44 W—Herzenstein Bros.....DR
25th st, 138-44 W—Benj J Grossman.....DR
25th st, 138-44 W—The Vogue Dress Co.....DR
25th st, 147-49 W—Zelickson, Lisman & Levine.....DR
26th st, 22-24 W—Shapiro, Strauss & Dereno.....DR

26th st, 37-43 W—Rapp & Jolenko.....DR
26th st, 37-43 W—The May Department Stores Co.....D
26th st, 55-57 W—N Y Cut Flower Co.....G
26th st, 110-112 W—John S Lodewick & Co.....G-A-C
26th st, 110-112 W—Nathan Bell & Wm Winterter.....C-A-G
26th st, 110-112 W—Samuel Power & Louis Salzberg.....C-A-G
26th st, 110-112 W—Louis Bloom.....C-A-G
26th st, 110-112 W—Asher Greenebaum Co.....C-A-G
26th st, 110-112 W—Henry Burstein.....G-A-C

26th st, 110-112 W—Solomon Dessler.....C-A-G
26th st, 110-112 W—Anna Brenner & A Arnold.....G-A-C
26th st, 110-112 W—Morris Wohl & Chas Raeder.....C-A-G
26th st, 142-44 W—Isaac Fudlemann.....A-G
26th st, 142-44 W—Louis Frunkis.....A
26th st, 142-44 W—Decker & Ginsberg.....A
26th st, 142-44 W—Abr Bloomberg.....A
26th st, 142-44 W—Benjamin Hambergh.....A
26th st, 142-44 W—Louis Sternberg.....A
26th st, 142-44 W—Joseph Shaff.....A-G
26th st, 142-44 W—Emil Berkowitz & Joseph Treuhoff.....A-G
28th st, 140-42 E—Harris Mandelbaum et al.....C
29th st, 301 W—Morris Rubin.....C
32d st, 318-24 E—Wart & Bond Co.....C
32d st, 318-24 E—Fuller, Burr & Co.....A
32d st, 318-24 E—Frankel Bros.....A
34th st, 114-20 W—Mary E Olcott.....E
34th st, 246-48 E—The Friendly Aid Society.....C
34th st, 341 E—Patrick McCormick.....C
35th st, 302-6—College Dental & Oral Surgery.....A
40th st, 104 E—Ferguson Bros & Foreshay.....A
100th st, 407 E—Alrose Realty Co.....C
100th st, 409 E—Manhattan Holding Co.....C
104th st, 231-35 E—Union Theological Seminary.....SS
106th st, 430-40 E—Julia Tuska.....C
111th st, 188 E—Paul Diamond.....C-G
111th st, 232-34 E—Riser & Bord.....G
116th st, 60 E—Ridgewood Developing & Construction Co.....C
123d st, 512-18 W—Central Building & Investment Co.....C
124th st, 501 W—William H Hall.....C

Named Avenues.

Broadway, 396-98—Chas A Gould.....SS
Broadway, 610-14 E & J Bass.....DR
Broadway, 610-14—Rich Bros.....DR
Broadway, 610-14—M Goldsmith & Co.....DR
Broadway, 610-14—W Rosen & Co.....DR
Broadway, 941—P J & A Giacomo.....I
Pleasant av, 378—Myron Ritter.....C

Numbered Avenues.

5th av, 139—Charles Maisel.....G-C
5th av, 431—The Arnold Knitting Co.....A
5th av, 431—William Schachleton.....A
5th av, 431—John Fitzgibbon.....A
5th av, 431—Addison Misner.....A
6th av, 340—R E McDonald Co.....L
6th av, 375—Adolph H Cohn.....C
7th av, 132—Midtown Construction Co.....C
7th av, 2442—Albert G Brandsteller.....C
9th av, 566—Anson Weisberger Est.....C
9th av, 916—Benjamin Freeman & Louis Coen.....C

BRONX ORDERS SERVED.

Numbered Streets.

174th st, 489 E—Joseph Leven.....C

BROOKLYN ORDERS SERVED.

Named Streets.

Adams st, 74—George H Berns.....C-M
Ashford st, 220-28—Maida Twinem.....M-C
Cook st, 108—Abraham Ocheret.....A
Fulton st, 281-85—Geo F Langenbacker.....F-A
Fulton st, 435-45—The Rothschild Realty Co.....A-C
Fulton st, 1333-35—Mrs Jennie Murphy.....C-E
Grand st, 134—John F Smith.....B-C-E
Grand st, 134—Jacob M Hoskwith.....F-D
Halsey st, 474—Estate Timothy G Sellow.....C-M
Harrison st, 70—Louis Silver.....A-G
Humboldt st, 266 (rear)—Louis Solomon.....C-A
McKimmis st, 136—Israel & Morris Mendelsohn.....C
Meserole st, 148—Pascale Fortanato.....C-M-G
Middleton st, 133-37—Frank A Hanweber.....C
Montague st, 189-91—Bklyn R E Exchange Ltd.....B-C-G-F-A
Pearl st, 355—Lyons Hotel Co.....D-F-A-G
Pine st, 567—Springfield Realty Co.....C
Sand st, 44—Horatio S Potter.....C
Seigel st, 154—Victor Melsha.....C
Stockton st, 32-40—John Clark Estate, Inc.....M-C
Summit st, 2-18—New York Dock Co.....C
Suydam st, 136-38—Augusta Schurmann.....C
Vandervoort pl, 4—Henry Burge.....C
Varet st, 85-87—Karp Bros.....C

Numbered Streets.

38th st, 584-6 E—Chas Desch, pres.....C-M

Named Avenues.

Bedford av, 293-97—Fannie Klauber.....M-C
Flushing av, 919-21—Rose Mantel.....C
Gates av, 1029-31—Henry Fettle.....C-M
Kent av, 17—Margaret Keeley.....C-M
Lee av, 80—Peter P Fitzsimons.....C
Liberty av, 232—Bernard Apter.....DR
Liberty av, 735—Vito Silva.....M-C
Liberty av, 735 (rear)—Mary Cosido.....G-A-C
Ocean Front, bet W 32d and 33d sts—Bklyn Borough Gas Co.....A
Shepherd av, 152-54—Emil Rositzke.....C-M
Wythe av, 762-80—Wythe Electric & Power Co.....C
Wythe av, 762-80—American Tobacco Co.....C-A

Numbered Avenues.

3d av, 135—Morris Simon.....C

QUEENS ORDERS SERVED.

Named Streets.

Claud pl, 200 e N Y av (Cedar Manor)—Richard M Daley.....K
Dill pl, 420 (Glendale)—Constantin Goetz.....C
Hamilton st, 512 (L I C)—De Nobill Cigar Co.....C

Named Avenues.

Jamaica av, cor Diamond av—Thomas Napier.....D-G
Metropolitan av, 1796-8 (Middle Village)—Otto Metzger.....C-M
Murray av, s e c Myrtle av (Flushing)—Patrick C Scheron.....C
Review nr Bordon av (L I C)—Brunswick-Balke-Collender Co.....C
So Bond av, 33 (Rockaway Beach)—Benjamin Friedman.....C-M
So Holland av, 41 (Rockaway Beach)—Chas O Baumann.....C-G
Thompson av (Woodside)—Mrs Annie Newman.....L
Washington av, 231-33 (Rockaway Beach)—John Devanney.....D

# BUILDING MANAGEMENT

## THE NEED OF FIRE-PUMP PROTECTION AND THE BEST KINDS OF PUMPS TO HAVE

BY EZRA E. CLARK\*

Conducted by Raymond P. Roberts, Building Manager of American Real Estate Co.

THE argument is being advanced to-day that because 90 per cent. of our fires are being extinguished with perhaps a few sprinkler heads, rarely requiring the service of a fire pump, insurance interests are demanding supplies of water far more generous than is reasonable, and that much smaller supplies and smaller pipe connections would amply suffice to give reasonable protection. This logic is attractive to the man who pays for the equipment. But fires have a way of proceeding along illogical lines, and it is the wise man who holds himself prepared for the illogical and the unexpected condition, even for the worst conceivable condition, the doubtful 10 per cent.

In this paper the term fire pump is used in its restricted sense, i. e., a pump that is installed in a fixed position for fire purposes. In this sense there are three or four distinct types, generally acknowledged, rotary, duplex, centrifugal and the power pumps.

### Type of Pump.

The type of pump to be selected should be determined by the character of power available for the purpose. Naturally the most reliable source of power

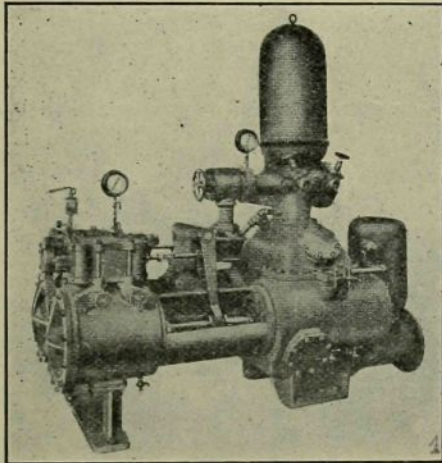


FIG. 1. UNDERWRITER STEAM FIRE PUMP.

at any situation would be chosen, and then a pump selected that can best be driven with that power. This should be the general rule. Every type of pump, however, has its own limitations, and these must be kept in mind when studying the whole problem. The natural selection would be a pump that can run at or near the speed of the prime-mover.

### Duplex Pumps.

Where steam is the most reliable source of power the duplex "Underwriter" pump is usually the choice, because of its record of proved value. It is also much the cheapest of any steam-driven fire pump of acceptable reliability, selling for approximately ten cents a pound. In spite of its numerous parts, liable to derangement, this pump has been so thoroughly boiled down, so to speak, that with present day construction it is proving to be one of the most reliable of fire-protection appliances. The steam-turbine driven centrifugal pump is, of course, available for those who are willing to pay the price, but it costs approximately twice as much. Its main advantage over the duplex is its simplicity of working parts. Its disadvantages lie in the fact that a pressure of 100

THIS paper calls attention to the need of fire-pump protection, and its relation to the business man, to the valuable service given and to be given by the fire pump, and to the development of the so-called Underwriter fire pump and the essential constructional features of each type. The suitability of each type for the character of power available is discussed and the importance of a proper installation to secure a fire pump's best service pointed out.

to 125 lbs. of steam is required for good results, whereas, with a duplex pump, 50 lbs. of steam is ample for ordinary fire pressures. The outfit is also subject to the same limitations as to suction lift as all centrifugal pumps. When the steam turbine centrifugal has become standardized and its price made more nearly competitive with that of the duplex, no doubt it will receive a much wider introduction as a fire pump.

As steam began to supplement and in cases supplant water power in mills, steam-driven pumps were installed to help out or replace the rotary. At first the single cylinder pump was used, but the advent of the duplex pump marked the beginning of a better machine for fire purposes. The duplex type of fire pump is so well known that it seems hardly necessary to describe it, full information as to construction being available in published specifications. This pump as first made for the trade lacked several features demanded for fire protection, and frequent failures in the field resulted. Improvement was plainly needed. When the development of the Underwriter type of duplex pump was undertaken by Mr. John R. Freeman in the early nineties much opposition was encountered. Pump builders did not fully sense the importance of some of the features that were demanded.

The old trade duplex pumps were found with steam and water passages restricted, but these have been enlarged in the Underwriter type, and a higher speed thus made possible. The trade pumps were iron fitted and rapidly became rusted through neglect, so that they could not be started; the Underwriter pump is brass fitted wherever corrosion is liable to seize the working parts.

### Electrically Driven Pumps.

Where the electric motor is the most reliable source of power the centrifugal pump naturally becomes the choice. The speed of a centrifugal pump can readily

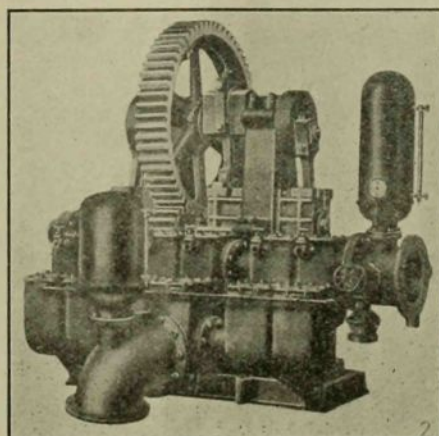


FIG. 2. TRIPLEX FIRE PUMP.

be made to conform to the speed of the standard motor and all intermediate gearing avoided. The direct-connected motor and pump form thus the simplest possible arrangement. It has, however, certain limitations which will be noted later, and there may exist conditions which some form of power pump electrically driven would meet with better satisfaction.

### Their Best Field.

Comparatively few power pumps are in use as fire pumps, owing to their higher cost. Their best field is where a constant service pump of good efficiency is needed, that can in the emergency be used for fire purposes. The triplex type of power pump is much to be preferred to the single or duplex forms, owing to its steadier discharge pressure, and as it is usually built in the vertical form the floor space required is the minimum. A strong point in favor of the triplex power pump as compared with a centrifugal is its higher efficiency, running as high as 80 to 85 per cent. for outside packed plungers as against the usual 65 to 70 per cent. for the centrifugal. That type of triplex pump employing one centrally located driving gear is much to be preferred to those having two overhung gears. Ex-

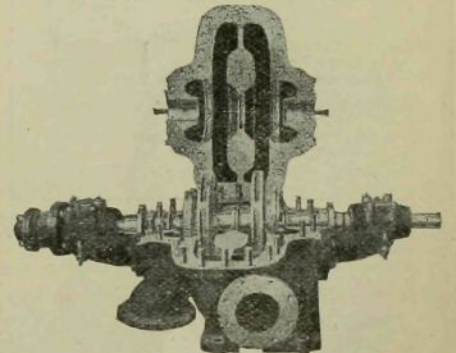


FIG. 3. VOLUTE TYPE OF CENTRIFUGAL FIRE PUMP.

perience has shown that the central gear drive will better insure an even distribution of power, and thus avoid undesirable stresses on gear teeth and possible breakage. A notable example of the central gear triplex power pump may be found in the high-pressure fire service station in Philadelphia, where seven such pumps are operated by gas engines, and have given excellent satisfaction with a minimum of repairs.

The centrifugal pump is comparatively a newcomer in the fire pump field. It is distinguished from all others in being a velocity pump—the pressure varying directly as the square of the peripheral velocity of the impeller—for any given quantity of water. The electric motor is no doubt responsible for its coming so rapidly into favor. The constant speed motor direct-connected to the pump makes the simplest and cheapest arrangement and affords a fairly wide range of capacities and pressures. The variable speed motor or steam turbine, costing a little more, would place the pump more nearly on a par with the steam duplex as to range of pressures, and, the author believes, would make the preferable outfit. Its greater cost and complication is the general objection to it.

There are two types of centrifugal fire pumps built, one with the simple cylindrical case, known as the volute pump, and the other being provided with a diffusion vane casting or chute case. The diffusion vane type, sometimes called the turbine pump, employs a series of gradually enlarging passages that permit a

\*Engineer and Inspector Factory Mutual Fire Insurance Company. This article is condensed from a paper delivered before the American Society of Mechanical Engineers, 29 West 39th street, New York.

more gradual change of the velocity of the water into pressure than does the volute, which results in some slight gain in efficiency. This, however, is not an essential part of an acceptable fire pump, and as the volute type of pump (Fig. 3) is much simpler in construction and yields efficiencies that are satisfactory (60 to 70 per cent.), this type of centrifugal fire pump is being generally adopted. This type also lends itself better to the horizontal division of casing, which is preferred to the circumferential division, as it permits quicker and better access to the interior for overhauling or cleaning.

The simplicity of the centrifugal, having but one moving part, appeals to every engineer. There are no valves to choke up, no plunger to wear out, no valve motion or gears to break, and no dangerous pressures possible even with all outlets closed, unless specially provided with a variable-speed prime mover. The discharge is steady, smooth, devoid of shocks, and more nearly approximates that from a gravity supply than any other pump. But it has its limitations, which should be fully realized and considered in making an installation. Unless provision is specially made for a variable speed, its maximum working pressure is usually not planned to be very much above 100-lb. pressure, running for the smaller flows in some cases up to 130 or 140 lb. So that the water pressure needs of a situation should be carefully studied before deciding on this form of pumping outfit, and if higher pressures are needed, either a special form of impeller should be substituted or a variable speed provided.

A centrifugal has no power to ex-

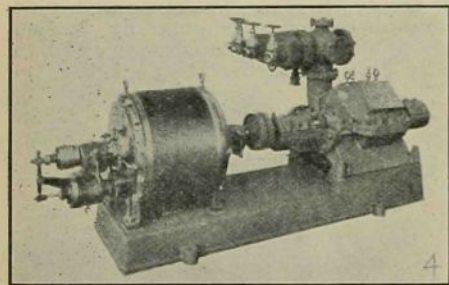


FIG. 4. STEAM TURBINE DRIVEN CENTRIFUGAL FIRE PUMP.

haust the air from a suction pipe, as has the rotary, duplex, or other displacement pump. For this reason, the suction supply should come to the pump under enough head to flood the pump casing, thus insuring its being primed. If a lift is unavoidable, then it becomes necessary to provide a suitable foot valve and a generous supply of priming water, enough to fill completely the suction pipe and pump casing. This feature, of course, limits the centrifugal to situations where there are easy suction supply conditions.

In cost the centrifugal pump with bedplate is but little more than the duplex per pound, but the addition of driving motor brings up the price very materially, so that the outfit combined costs 15 to 16 cents per pound, and weighs about the same as a duplex pump. For a given type, the speed of a motor determines its size and influences the total price of outfit. It may roughly be stated that the centrifugal pump and motor costs 50 per cent. more than the duplex. There is a wide difference, however, in the weights of the same size pump among different manufacturers.

#### Installation.

In a brief paper like this the details of a pump's installation cannot be properly reviewed, and yet the success or failure of a fire pump depends very much on its being properly erected and connected up. Briefly, it may be said that a fire pump must be so located as to be safe at all times from the breakage of its pipe connections due to the falling of floors and machinery, and safeguarded from any influence such as smoke, fire or flood that might drive away the operator. It should be accessible at all times for operating and overhauling, and not blockaded by miscellaneous storage. It must permit of

practicable pipe connections, the suction pipe receiving first consideration, and the steam and discharge pipes so run as to be safe from damage and always be in commission. The exhaust should go direct to atmosphere, and not be tied up with other pipes.

The suction supply should preferably be practically inexhaustible, such as a river or lake, and a suitable intake, properly screened, provided. Where a stored supply only is available, it should be large enough to supply the pump for two hours, more or less, depending on conditions. No cast-iron rules can well be established, as the insurance engineer having jurisdiction is expected to weigh conditions, and secure a reliable pump service without expensive or complicated refinements. Full details as to pump installation have been covered in the several publications and specifications which from time to time have been developed in the Factory Mutual Inspection Department.

It will perhaps be of interest, and not altogether without value, to look a bit into the future and try to discern what is to be the development of the fire pump. It is not at all unlikely that the steam turbine centrifugal will gradually displace the duplex pump, as its design becomes simplified and standardized, and its cost lowered. Where steam is not available, we shall find the electric-driven centrifugal, or the gasoline-driven rotary, and as fast as its development permits, the gas-turbine-driven centrifugal will possibly win recognition and receive adoption. To whatever extent insurance interests adopt these new appliances, it will be done with any eye single to their proved value, as regards simple and rugged construction and reliability of performance.

#### Committee Reports at Duluth.

At the convention of the National Owners and Building Managers' Association, to be held in Duluth July 14-17, the following committees are slated to make reports.

Standardization of Forms—C. M. Duncan, Little Rock, Chairman; Ralph Hawley, Seattle; R. E. Barber, Pittsburgh, Pa.

Income Tax—T. E. Bainbridge, Chicago, Chairman; George T. Mortimer, New York; Edward H. Hamblen, Springfield, Mass.

Membership Committee—William Marshall Ellis, Chicago, Chairman; C. E. Terrill, Cleveland; C. F. Wilkinson, Atlanta.

Plumbing—E. H. Doyle, Detroit, Chairman; W. H. Joplin, Cleveland, Ohio; W. J. Arnold, Providence; R. E. Barber, Pittsburgh; Whitney Wall, Duluth; J. J. Forbrich, Detroit.

Fire Insurance—William Peyton Howard, Kansas City, Chairman; Charles E. Doty, Cleveland; T. E. Bainbridge, Chicago; Cullen Brown, Detroit; J. T. Curran, Seattle; George T. Mortimer, New York.

National Fire Protection Association—John C. Knight, New York, Delegate; H. G. Perring, Jacksonville, Associate.

Electrolysis—Ralph Hawley, Chairman, Seattle; C. T. Coley, New York; J. H. Hall, Cincinnati.

Government Buildings—John C. Knight, New York, Chairman; Tysilio Thomas, Newark; Charles E. Doty, Cleveland.

Building Restrictions—C. E. Horton, Seattle, Chairman; C. E. Terrill, Cleveland; William P. Howard, Kansas City.

Rental Area Basis—A. L. Hawley, Seattle, Chairman; Claude B. Ricketts, St. Louis; H. G. Loomis, Omaha.

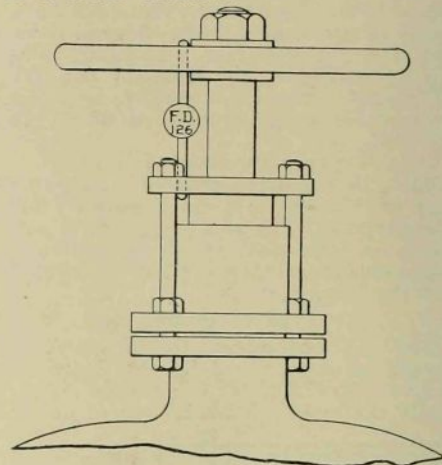
Committee for Advancement of Local Organizations—T. E. Bainbridge, Chicago, Chairman; C. E. Horton, Seattle; E. H. Doyle, Detroit; H. C. Loomis, Omaha; R. F. Hanke, Spokane; John H. Hall, Cincinnati.

—For a city of 2,098,000 people, extending over an area of 106 square miles, Vienna enjoys a remarkable immunity from serious fires. The total losses for the last year amounted only to \$355,000, arising from 1,062 fires. In the first half of the same year New York City's losses are reported as \$5,820,000 from 8,455 fires.

#### STANDPIPE GATE VALVES.

##### Fire Commissioner Robert Adamson Modifies Recent Order for Removal of Gate Valves.

FIRE Commissioner Robert Adamson issued an order a short time ago which called for the removal of gate valves in standpipe lines. The object of this order was to prevent the shutting off of these valves by carelessness or with malicious intent, resulting in rendering the line useless in case of fire. A committee from the New York Building Managers' Association waited upon the Fire Commissioner to remonstrate against this order, with the argument that when gate valves were removed, if any leak should occur in the standpipe system, it would be impossible to prevent damage caused by the emptying of the tank. On the other hand, with the gate valve present, a minimum amount of damage might be sustained by its being shut off as soon as a break occurred.



VALVE WITH SEAL ATTACHED.

A suggestion was made to the Commissioner to permit the gate valves to remain strapped with flexible wire and seals attached to this wire, these seals and wire to be furnished by the owners of the building and sealed with a punch to be retained at fire station nearest the building and allowing the fireman to make inspections when he inspects the building and repunch a new seal in the event of its being necessary to break the original in case of emergency. A sign could then be placed near the seal to read as follows:

Do not break this seal, except in case of emergency, under penalty of the law.  
By order of  
ROBERT ADAMSON,  
Fire Commissioner.

This suggestion was placed before the Commissioner during a visit of the committee, and later by letter, asking him to take the matter into serious consideration. Commissioner Adamson realized the strength of the argument advanced by the Building Managers' Association and in a recent letter from him he rescinded his former action and ordered the change in the regulation by the following order:

"In cases where gate valves are used under tanks in standpipe lines, provided they are sealed open with an approved lead seal, and a notice posted requiring the superintendent or engineer of the building to immediately notify the commanding officer of the nearest fire company when it is found necessary to break the seal."

"This action on the part of the Fire Commissioner," said William M. Shackford, of the New York Building Managers' Association, "has created a favorable impression among real estate interests who are working for a closer harmony between real estate owners and public officials."

—The action of the Public Service Commission in approving the route for the extension of the Fulton street elevated line to Jamaica means that all points in southern Nassau County will be brought nearer to Park Row in point of time by joint trolley and elevated service.





# CURRENT BUILDING OPERATIONS

Settlement House For Barrow Street—To House the Various Activities, Social, Educational and Philanthropic Societies in This Section of the City.

MANHATTAN will be justly proud of a new settlement house that is to be typical of the progressive spirit of the community which it is to serve. In style it will be a dignified Georgian Colonial structure of Harvard brick with either marble or limestone trimmings, or a harmonizing nature. The structure will be situated at 27-31 Barrow street, one of the oldest thoroughfares in Greenwich Village, at the intersection of the new Seventh avenue extension now being built, and will contain all the physical comforts that experts have been able to devise, within the appropriation of approximately \$180,000.

The purpose of this building is to house the various activities, social, educational and philanthropic of the Greenwich House Settlement, surrounding this extremely long neglected territory of the Borough of Manhattan. Architecturally, the exterior is to be modeled upon the type of the old architecture of Greenwich Village, to preserve a domestic effect and to avoid as far as possible the appearance of a public institution. The detail of the interior will follow very closely the character of the exterior in style, and this interior is treated in a very broad and simple manner. The woodwork throughout will resemble such as is customary in hospitals, very simple in design with cove moldings, of white-

ment, laundry, storage, heater and coal rooms, kitchen, cold and storage rooms and janitor quarters.

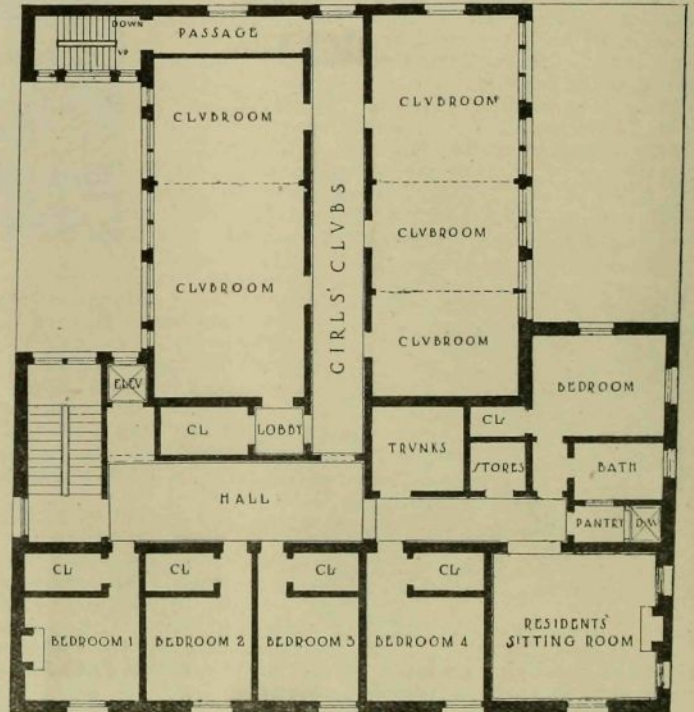
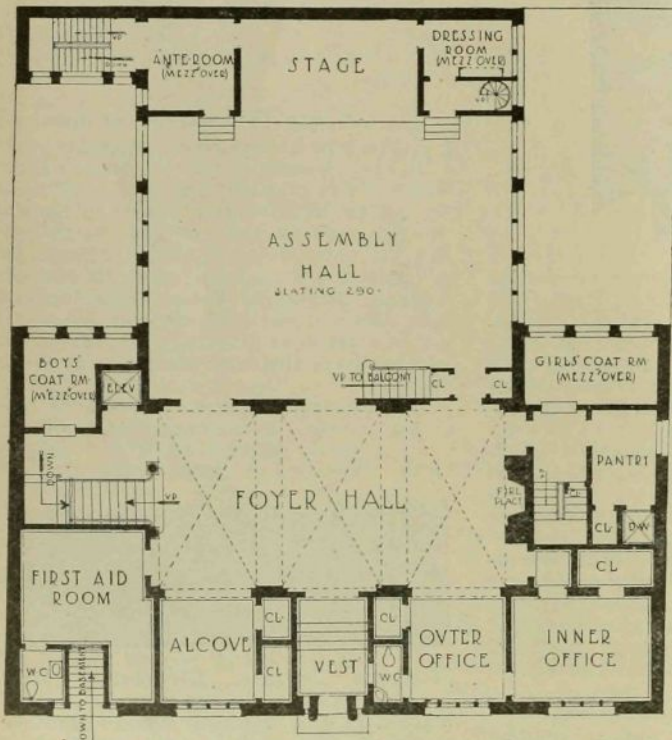
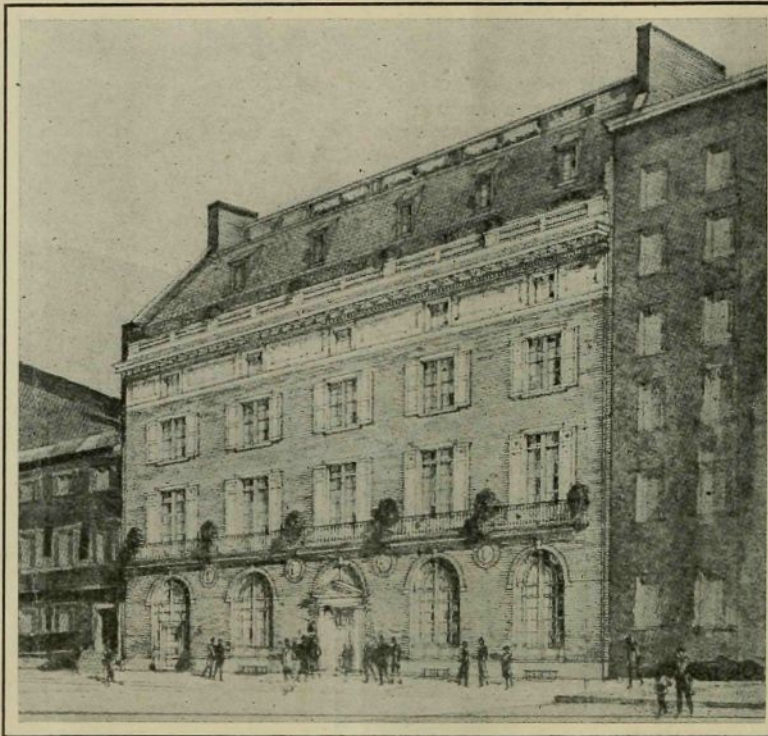
On the first floor is the large foyer hall covered by a vaulted ceiling and lighted by the large arches across the front; also the first aid room, a small neighborhood clinic and offices, boys' and girls' coatrooms, and at the rear is the assembly hall with a balcony afford-

the settlement, a balcony, pantry and boys' toilets.

The third floor is equipped with an art department itself and glazing-room together with the living-rooms, study and baths for the head residents, Professor and Mrs. Simkhovitch. There is also arranged on this floor a small flat to be used in teaching the elements of proper housekeeping in surroundings no different in size from their own to the young girls of the tenements.

The fourth floor is divided into five girls' clubrooms, four bedrooms, baths, and sitting-rooms. The fifth floor is given up to boys' clubrooms, council-room and common room. The sixth floor has a large gymnasium, residents' rooms, girls' locker and baths, boys' locker and baths and office for the physical director.

On the eighth floor is a large sun-parlor stretching across the front, nine bedrooms with large press closets and a bath. The roof will be laid out with an enclosed playground, and the entire construction is to be fireproof throughout. The equipment includes one electric passenger elevator, one dumbwaiter, a steam heating plant, best electric fixtures and iron stair-cases with marble treads and risers. An innovation that will be appreciated is the splendid toilet arrangements, showers and baths.



INTERESTING SETTLEMENT HOUSE TO BE ERECTED IN BARROW STREET.

wood, finished in white enamel paint.

The height of the building will be eight stories in the rear and four in front, with a steep mansard roof, the ground dimensions being 75 by 80 feet. The basement contains a carpenter shop for instruction in manual training, the kilns for pottery made at the settle-

ing a seating capacity of nearly three hundred for the use of meetings, entertainments and gatherings.

On the second floor, opening on to an ornamental iron balcony along the front, are the residents, drawing-room and dining-room used for smaller gatherings, as well as the exhibition-room intended for the flourishing art department of

Delano & Aldrich, of 4 East 39th street, the architects of this complete enterprise, have had previous experience in the wants of a modern building of this character, for they have designed other structures of this type in this vicinity and elsewhere. The working drawings have not yet been started and it is yet indefinite just when building

operations will be undertaken, owing to the fact that only half of the funds necessary have been subscribed. Preliminary estimates will be received by the architects within a few days.

The properties were accumulated through Pepe & Brother, who bought them for the society from Louis Malavita and Anterio Giordano, who previously purchased them from the owners, James A. Lowe, Kate Masterson and Liugia Ranazzotti.

The society has for its president, Herbert Parsons, of 52 Williams street. Dr. E. R. L. Gould is chairman of the building committee, which also includes Miss Clara Spence, William Demerest and Mrs. V. G. Simkhovitch.

**Bronx Y. M. C. A. to Cost \$300,000.**

Louis E. Jallade, 37 Liberty street, architect for the new association building which the Young Men's Christian Association, 215 West 23rd street, contemplates erecting at 160th-161st streets and Washington avenue, the Bronx, will in all probability be ready to call for bids from general contractors about May 15. The exterior will be of brick and limestone, four stories, with ground dimensions of 200 x 75 feet. Every part of the building will be strictly fireproof. The estimated cost is \$300,000. Officers of the association are: William Fellows Morgan, president; Samuel Sloan, treasurer, and Harry M. Orne, secretary.

**Edison Co. to Start 39th St. Station.**

The New York Edison Company, 130 East 15th street, now plans to start operations on its large convertor station at 117-119 West 39th street, sometime before July 1. Bids are to be taken for the construction about June 1, and the contract will be awarded soon after. The building is to cost approximately \$250,000, will be six stories in height, 50 x 100 feet in size, of brick and steel. William Weissenberger, Jr., 55 Duane street, is the architect. Contract for the foundation has been placed with the Kennwell Contracting Company, of 12 Elm street.

**New Fourth Avenue Loft Building.**  
Frederick Zobel, architect, 35 West 39th street, is preparing preliminary plans for a store and loft building to be erected at the northwest corner of Fourth avenue and 28th street for Robert Zobel, builder, 35 West 39th street. The new building will be twelve or sixteen stories in height and will be built of brick, limestone and terra cotta. The owner will build, but it has not been decided when work will be started.

**New York Architects Win Competition.**

Tracy & Swartwout, architects, 244 Fifth avenue, were selected as having presented the most satisfactory plans for the proposed George Washington memorial to be erected at Washington, D. C. The memorial will cost in the neighborhood of \$2,000,000 and plans were submitted in competition by many of the leading architects of the country. The plans will now be submitted to the

National Fine Arts Commission for approval.

**Business Building for Sixth Avenue.**

Albert Joseph Bodker, 62 West 45th street, is preparing preliminary plans for an eight-story store and loft building with ground dimensions of 60 x 125 feet, to be erected at 874 Sixth avenue. The name of the owner is, for the present, withheld. Bids will probably be taken by the architect about June 1. The last owner of the property on record is the Estate of David W. Bishop, 14 Wall street.

**Plans for Remodeling Post Office.**

Oscar Wenderoth, supervising architect, at Washington, D. C., will soon start plans for remodeling the post office building in City Hall Park, for which the Government is to spend approximately \$300,000. A. B. Fry, Custom House, is engineer.

**NO ARCHITECTS SELECTED.**  
In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—Mullen Bros., 761 9th av, contemplates the erection of a brick and stone storage building at 837 11th av, southwest corner of 57th st. No architect selected.

BROOKLYN.—The A. J. Nutting Co., Mr. Ladd, on premises, contemplates making alterations to the store at Jay and Fulton sts. No architect selected.

SOUTH NORWALK, CONN.—The Elks of South Norwalk, Conn., are considering building a \$30,000 home on a lot 71x198 ft. J. J. Linweiler is chairman of the committee to whom designs may be submitted. J. T. Hubbell is secretary of the committee.

ITHACA, N. Y.—Cornell University, J. G. Sherman, president, contemplates the erection of a drill hall, about 200x400 ft., at Cornell Heights, to cost about \$300,000. No architect selected.

TUCKAHOE, N. Y.—Alfred Lenny and Maude Hague, Bronx st, contemplate the erection of a 2½-sty frame residence at Lake av Park, to cost about \$5,000. No architect selected.

LYNBROOK, L. I.—Thomas F. O'Connor, At-

lantie av, Lynbrook, contemplates the erection of a 1-sty moving picture theatre, 30x25 ft., on Atlantic av, near Union st, to cost about \$12,000. No architect selected.

MECHANICVILLE, N. Y.—The Village of Mechanicville, C. F. Greer, village clerk, Farrington L. Mead, chairman of building committee, contemplates the erection of a brick and stone city hall here. An architect will probably be selected by competition.

BRONX.—The Home of the Holy Comforter, Riverside Drive and 139th st, contemplates the erection of a brick and stone home for incurables at the Grand Boulevard and Concourse and 196th st. No architect selected.

LONG ISLAND CITY.—The Beyer Dyeing & Printing Co., 509 West 50th st, Manhattan, contemplates the erection of two factory buildings at the northeast and northwest corners of Paynter av and Boulevard. Architect and engineer not selected.

CRANFORD, N. J.—The Presbyterian Church of Cranford, Rev. C. F. Greene, 9 Springfield av, pastor, contemplates the erection of a parish house on Springfield av. No architect selected.

**PLANS FIGURING.**

**APARTMENTS, FLATS AND TENEMENTS.**

MANHATTAN.—McDermott & Hanigan, Inc., 103 Park av, are figuring the contract for alterations to the building at Greenwich and Harrison sts from plans by V. Hugo Koehler, 485 5th av, architect.

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#### BANKS.

KEANSBURG, N. J.—The Keansburg National Bank, Main st, Thomas Collins, president, is taking bids to close May 15 at 7:30 P. M. for a 2-sty brick bank and office building at the southwest corner of Church st and Selina pl, from plans by George Martin Huss, 65 East Morningside av, Manhattan. Cost, about \$9,000.

NEW BRIGHTON, S. I.—Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect, is taking bids to close May 15 for a 4-sty brick and sandstone bank and office building at 14th st and Richmond Terrace, for the Corn Exchange Bank, 13 William st, Manhattan. Walter E. Frew, president. Cost, about \$30,000.

#### CHURCHES.

BRONX.—M. Zipkes, 220 5th av, will take bids about May 10 for the 2-sty synagogue, 45x69 ft., on the west side of Washington av, north of Claremont av, for the Congregation of Israel of The Bronx, Hyman Drusin, 1525 Fulton st, president. Cost, about \$25,000.

NEWARK, N. J.—Gordon Green, Essex Building, architect, is taking bids on the general and separate contracts to close about May 18 for a 1-sty brick and limestone church, Sunday school and parsonage at the northeast corner of Clinton av and South 14th st, for the First German Baptist Church, Rev. R. G. Hack, pastor. Cost, about \$20,000.

#### DWELLINGS.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, architect, is taking bids on general contract to close about May 15 for a 2½-sty frame residence, 34x42 ft., in East Jersey st, near Reid st, for Dr. A. W. Lamy, 126 East Jersey st, owner. Cost, about \$9,000.

PLAINFIELD, N. J.—Marsh & Gette, 46 Cedar st, Manhattan, architects, are taking bids for a 2½-sty frame residence, 25x60 ft., for Mrs. Maude A. Huntsman, Plainfield, to cost about \$12,000.

BRONXVILLE, N. Y.—W. H. McElfatrick, 701 7th av, Manhattan, architect, is taking bids from a selected list of contractors for a 2½-sty brick residence at Sagamore Park for Samuel A. Scribner, 7th av and 47th st. Cost, about \$12,000.

SOUTH OZONE, L. I.—Gustave E. Steinback, 15 East 40th st, Manhattan, architect, is taking bids for a 2-sty brick and frame rectory for St. Clements R. C. Church, to cost, about \$8,000.

WOODMERE, L. I.—Morrell Smith, Bank Building, Far Rockaway, architect, is taking new bids to close about May 12 for a 3-sty frame residence, 61x50 ft., at Woodmere Park, for M. Heineman, Cedarhurst, L. I. Cost, about \$30,000.

#### FACTORIES AND WAREHOUSES.

QUEENS, L. I.—Chas. P. Van Allen, architect, care of Gimbel Bros., Broadway and 33d st, Manhattan, is taking bids for a brick and steel distributing station, 50x100 ft., to cost, about \$15,000.

#### HALLS AND CLUBS.

BAYONNE, N. J.—Bids will close about May 16 for the 4-sty Y. M. C. A. building at Broadway, 38th to 39th sts, for the Y. M. C. A. of Bayonne, A. W. Foreman, president. L. E. Jallade, 37 Liberty st, Manhattan, architect. Cost, about \$100,000.

#### SCHOOLS AND COLLEGES.

MANHATTAN.—Thomas J. Duff, architect, 407 West 14th st, architect, is taking bids on the general construction for a parochial school in East 102d st, near 2d av, for St. Lucie's R. C. Church, Rev. Father P. J. Lennon, pastor, 344 East 104th st.

MANHATTAN.—Joseph L. Steinam and Rouse & Goldstone, 38 West 32d st, architects, are taking bids on general contract for a 6-sty addition to the school at the intersection of Stuyvesant and 9th sts, for the Hebrew Technical School, 34 Stuyvesant st, Edgar S. Barney, 34 Stuyvesant st. Cost, about \$125,000.

MANHATTAN.—All bids were laid over May 4 by the Board of Education for removing and installing toilets in Girls' yard at P. S. 58.

MANHATTAN.—Bids were opened by the Board of Education May 4 for a workshop in the west yard at P. S. 16. William H. Egan, low bidder at \$3,589. Bids were also submitted for similar improvements at P. S. 73, for which the Consolidated Construction Co., Inc., at \$1,938, was low bidder.

BROOKLYN.—The Libman Contracting Co., 126 West 46th st, Manhattan, is figuring the general contract for P. S. 36 in Stagg st, from plans by C. B. J. Snyder, architect.

HICKSVILLE, L. I.—The Jones Institute, Brookville, Chas. Berner, president building committee, is taking bids for a 2-sty brick and artificial stone dormitory, 46x100 ft., about 1¼ miles east of Hicksville, from plans by Frederick H. Briggs, Plandome, L. I. Cost, about \$60,000.

QUEENS.—Bids were opened by the Board of Education for the general construction of a portable addition to the portable school annex to P. S. 43. Knapp Portable Permanent Building System, low bidder at \$3,015.

QUEENS.—The Board of Education opened bids May 4 for item 2 for plumbing and drainage of new P. S. 91. Bids will be readvertised.

WESTFIELD, N. J.—The Board of Education of Westfield, Chauncey M. F. Egel, Pres., 219 Elm st, owner, is taking bids to close May 15 for the 3-sty brick public high school at Elm and Walnut sts, from plans by Henry C. Pelton, 8 West 36th st, Manhattan, architect. Cost, about \$90,000.

#### STORES, OFFICES AND LOFTS.

MANHATTAN.—Charles S. Clark, 441 East Tremont av, architect, is taking bids to close May 15 for a 4-sty brick and stucco addition to the film studio northeast corner of Decatur av and Oliver pl, for Thomas A. Edison, Inc., on premises. Cost, about \$20,000.

#### MISCELLANEOUS.

JAMAICA, L. I.—The Queens Electric Light & Power Co., 444 Jackson av, L. I. City, C. J. M. Thomas, president, is taking bids on the general

contract to close May 25, from a selected list of contractors for a sub-station, garage and storage building on Van Wyck av, near the L. I. R. R. Terminal, from plans by W. W. Knowles, 1133 Broadway, Manhattan, architect. J. Deved, care of owners, engineer. Cost, about \$150,000.

OYSTER BAY, L. I.—The Town of Oyster Bay, L. I. M. Wicks, clerk, is taking bids to close May 15 for a 2-sty hollow tile and stucco bathing pavilion at Bayville, Oak Neck Park, from plans by Edward S. Betts, care of Westinghouse, Church, Kerr & Co., 37 Wall st, Manhattan. Cost, about \$15,000.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

175TH ST.—Excavating is under way for three 6-sty apartments, 50x96 ft., in the north side of 175th st, 100 and 200 ft. east of St. Nicholas av, for Moses Goodman Corporation, 287 Broadway, owner and builder. George F. Pelham, 30 East 42d st, architect. The Mason Construction Co., 661 Tinton av, Bronx, has mason work, and Rubin & Marcus, 1580 Washington av, Bronx, plumbing. Total cost, about \$150,000.

84TH ST.—Plans are about to be filed by the Surrey Realty Co., Samuel A. Herzog, President, for the 9-sty apartment house on the 87-ft plot in the south side of 84th st, between Park and Lexington avs, recently accumulated through Douglas L. Elliman & Co., to be completed and ready for occupancy on or before October 1, 1915. There will be four apartments to a floor, containing from 6 to 8 rooms and baths, equipped with every convenience, open fireplaces, individual store rooms. The most important features, however, will be the moderate rentals and the unusual light obtained from a 25-ft vacant lot to the east which has small chance of being improved for some time to come, and a 40-ft. strip to the west which is too small to develop, and which will separate this building from the new 12-sty apartment house being erected on the southeast corner of Park av. Douglas L. Elliman & Co. have also been appointed rental agents for this property.

HAVEN AV.—Gronenberg & Leuchtag, 303 5th av, have been commissioned to prepare plans for a 5-sty apartment house on the west side of Haven av, 75 ft. north of 171st st, for the Fillrose Construction Co., 412 West 148th st, owner. Cost, about \$80,000.

MADISON AV.—A client of S. Morrill Banner, 170 Broadway, contemplates making alterations to the residence, 532 Madison av, for store and apartment purposes, from plans by Theo. C. Visscher, 299 Madison av.

3D ST.—B. W. Berger & Son, 121 Bible House, have completed plans for alterations to the 5-sty tenement, 87 East 3d st, for Josephine Werckle, 87 East 3d st.

123D ST.—W. H. C. Hornum, 11 East 125th st, has completed plans for alterations to three 5-sty tenements, 124-8 East 123d st, for Adolph Finkenber, 2279 3d av.

BROADWAY.—Townsend, Steine & Haskell, 1328 Broadway, have completed plans for alterations to the 5-sty apartment, 2820-2 Broadway, for Thalia W. Millett, Irving-on-Hudson, N. Y.

79TH ST.—Jacob Fisher, 25 Av A, has completed plans for alterations to two 4-sty tenements, 422-4 East 79th st, for T. Hohenstein and A. Rosenthal, 422 East 79th st.

114TH ST.—O. Reissmann, 30 1st st, has completed plans for alterations to the 5-sty tenement, 17 East 114th st, for Dora Reitman, 143 Orchard st.

#### FACTORIES AND WAREHOUSES.

39TH ST.—W. Weissenberger, Jr., 55 Duane st, is preparing plans for the 6-sty brick and steel convertor station, 50x100 ft., at 117-119 West 39th st, for the New York Edison Co., 130 East 15th st, owner, Anthony N. Brady, president. Kennwell Contracting Co., 12 Elm st, contractor for foundations. Cost, about \$250,000.

ACADEMY ST.—Joseph E. Marx, 3609 Broadway, contemplates erecting a garage or storage warehouse in the south side of Academy st, 125 ft. west of Broadway, from plans by George F. Pelham, 30 East 42d st.

#### HOSPITALS AND ASYLUMS.

GOVERNEUR SLIP.—McKim, Mead & White, 101 Park av, have completed plans for the 4-sty brick dispensary building at the northeast corner of Gouverneur Slip and Front st, for the City of New York Department of Bellevue & Allied Hospitals, foot of East 26th st. Cost, about \$200,000. No bids will be taken for at least six weeks.

#### HOTELS.

BROADWAY.—The Francis S. Kinney Estate, care of Farmers Loan & Trust Co., 22 William st., will probably start work about September 1, on the 12-sty hotel and business building at the northwest corner of Broadway and 24th st, from plans by William F. Hemstreet, care of W. W. Bosworth, 527 5th av.

#### PUBLIC BUILDINGS.

MANHATTAN.—The U. S. Government, Treasury Department, contemplates remodeling the post office building at City Hall Park, from plans by Oscar Wenderoth, Treasury Department, Washington, D. C. A. B. Fry, Custom House, Manhattan, engineer. Cost, about \$300,000.

#### STABLES AND GARAGES.

99TH ST.—C. P. H. Gilbert, 25th st and Broadway, will call for bids about May 25, for a brick and stone garage in the south side of 99th st, 125 ft. east of 5th av, for Otto Kahn, care of Kuhn, Loeb & Co., 52 William st.

20TH ST.—Paul C. Hunter, 191 9th av, has been commissioned to prepare plans for a 4-sty brick, steel and concrete garage at 518-530 West 20th st for Miss Katherine Moore, care of James N. Wells Sons, 191 9th av.

#### STORES, OFFICES AND LOFTS.

11TH AV.—Ernest Flagg, 109 Broad st, is preparing plans for alterations and additions to

the 7-sty store and moving picture studio at 645-651 11th av for the Model Fireproof Tenement Co., 109 Broad st, Shepard Kide Forest, president. Cost, about \$20,000. Bids will be taken by architect about May 18.

**Bronx.**

**APARTMENTS, FLATS AND TENEMENTS.**  
**CLAY AV.**—Foundations have been completed for three 6-sty tenements on the east side of Clay av, 1047 ft. north of 169th st, for Ludwig Sikora, 8 9th av, L. I. City, owner and builder. John H. Friend, 148 Alexander av, architect. Daniel J. Lahey Building Co., 427 East 141st st, Bronx, has brick mason work, and Peter Sinnott, 967 East 165th st, Bronx, the heating. Cost, about \$125,000.

**CHISOLM ST.**—Lucian Pisciotta, 391 East 149th st, is preparing plans for a 5-sty tenement, 60x90 ft., at the northwest corner of Chisolm st and Stebbins av, for the Joseph Sousin Co., 1344 Bristow st, Brooklyn, owner and builder. Cost, about \$60,000.

**BRIGGS AV.**—Mitchell & McDermott, 1094 Southern Boulevard, contemplate the erection of a 5-sty apartment, 50x110 ft., on the west side of Briggs av, 140 ft. north of 176th st, from plans by the Kreyborg Architectural Co., 1029 East 163d st.

**CRESTON AV.**—Andrew J. Thomas, Fordham rd and Webster av, is preparing plans for a 5-sty tenement, 70x95 ft., on the east side of Creston av, 205 ft. south of 188th st, for the John Woods Corporation, care of architect. Cost, about \$55,000.

**CLINTON AV.**—Mrs. Harrington, 1478 Vyse av, contemplates the erection of a 5-sty apartment at the southwest corner of Clinton av and 176th st, from plans by Harry T. Howell, 149th st and Willis av. Work will not start before fall.

**HALLS AND CLUBS.**

**160TH ST.**—Louis E. Jallade, 37 Liberty st, is preparing plans for a 4-sty brick and limestone Y. M. C. A. building, 200x75 ft., at 160th and 161st sts and Washington av, for the Y. M. C. A. of the Bronx, 215 West 23d st, William Fellowes Morgan, president. Cost, about \$300,000. The architect will likely call for bids on the general contract about May 18.

**Brooklyn.**

**APARTMENTS, FLATS AND TENEMENTS.**  
**19TH ST.**—Wortmann & Braun, 114-116 East 28th st, Manhattan, have completed plans for a 4-sty apartment, 60x79 ft., at 360 East 19th st, for the Florida Realty Co., 16 Court st, owner and builder. Cost, about \$70,000.

**CHURCHES.**

**BUSHWICK AV.**—Hopkins & McEntee, 37 East 28th st, Manhattan, have completed plans for a 1-sty brick and limestone church, 56x110 ft., at the corner of Bushwick av and Cooper st for St. Thomas P. E. Church, Bushwick av, corner of Hooper st. D. McPherson Genns, pastor. Cost, about \$40,000.

**DWELLINGS.**

**64TH ST.**—Charles A. Olsen, 1314 70th st, is preparing plans for a 2-sty brick residence, 20x45 ft., in the north side of 64th st, 180 ft. east of 13th av, for Guiseppa Dellosa, 1323 64th st, owner. Cost, about \$3,000.

**PITKIN AV.**—Cohn Bros., 361 Stone av, are preparing plans for ten 3-sty brick residences, 20x75 ft., on the north side of Pitkin av, Douglas st to Saratoga av, for Shapiro & Aronson, 245 Glenmore av, owners and builders. Cost, about \$90,000.

**STERLING ST.**—Benj. Dreisler, 153 Remsen st, is preparing plans for eleven 2-sty brick residences, 20x40 ft., in the north side of Sterling st, 520 ft west of Bedford av, for the Realty Associates, 162 Remsen st, owner and builder. Total cost, about \$33,000.

**75TH ST.**—J. C. Wandell, 4 Court sq, Brooklyn, has completed plans for seven 2-sty brick residences, 18x38 ft., in the north side of 75th st, 79 ft. east of New Utrecht av, for the Arcadia Building Co., Vorns Chute, president, Woolworth Building, Manhattan, owner and builder. Cost, about \$3,500 each.

**FACTORIES AND WAREHOUSES.**

**POWERS ST.**—Frank J. Berlenback, 260 Graham av, is preparing plans for a 2-sty brick factory, 50x98 ft., at 179-181 Powers st, for T. L. Neff's Sons, Inc., 105 Maujer st, Edwin Neff, president. Cost, about \$20,000.

**PRINCE ST.**—A. Ullrich, 367 Fulton st, is preparing plans for a 5-sty reinforced concrete furniture warehouse in Prince st, near Johnson st, for C. F. Rohmann, Sons & Co., 343 Adams st. Cost, about \$55,000. The architect will take bids about May 16.

**SCHOOLS AND COLLEGES.**

**BROADWAY.**—F. J. Helmle, 190 Montague st, is preparing plans for a brick school at Broadway and De Sales pl for Our Lady of Lourdes Church, on premises. Rev. Father John J. McCullough, 1875 Broadway.

**STABLES AND GARAGES.**

**6TH ST.**—Eisenla & Carlson, 16 Court st, are preparing plans for a 2-sty brick public garage, 80x100 ft., at the northwest corner of 6th st and 3d av, for William H. Nicolav, 357 3d st, Brooklyn, owner. Cost, about \$26,000.

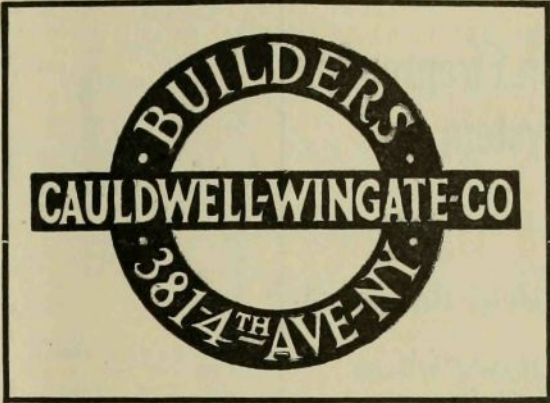
**STORES, OFFICES AND LOFTS.**

**BELMONT AV.**—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 6-sty brick loft building, 100x100 ft., at the southwest corner of Belmont av and Junius st, for Adolph Koepfel, 608 Stone av, owner and builder. Cost, about \$80,000.

**COURT ST.**—Benjamin W. Levitan, 20 West 31st st, Manhattan, is preparing plans for alterations to the office building, 22 Court st, for the Metropolitan Associate Corporation, 261 Broadway, William E. Harmon, president. Cost, about \$20,000. Bids will be taken by the architect about June 1.

**FULTON ST.**—Jason S. Bailey, of Boston, contemplates remodeling the building at Fulton st, Hanover pl, and Bond st, from plans by Parfitt Bros., who were the architects for the old building about thirty years ago. Plans will be started at once for the entire reconstruction

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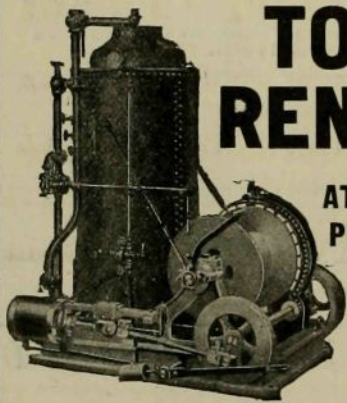
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of the building for store and loft purposes, to be conducted as a 5 and 10 cent store, but bids will not be taken for 6 months and work will not be started before July, 1915.

#### THEATRES.

LIVINGSTON ST.—Bids will soon be called for the theatre at 300 and 300A Livingston st for Frank A. Keeney, 1493 Broadway, Manhattan. William E. Lehman, 738 Broad st, Newark, N. J., architect. Cost, about \$150,000.

WASHINGTON AV.—Harde & Short, 3 West 29th st, Manhattan, have completed plans for a 1-sty brick and terra cotta moving picture theatre, 52x122 ft., at the southeast corner of Washington av and Lincoln pl, for Thomas A. Clarke, 26 Court st. Cost, about \$13,000. Bids will be taken at once by the owner.

#### Queens.

##### DWELLINGS.

ROCKAWAY BEACH, L. I.—J. B. Smith, 67 North Fairview av, has completed plans for a 2-sty frame residence, 16x40 ft., at 28 Bayview av, for Joseph Shepherd, 318 West 48th st, Manhattan. Cost, about \$3,000.

HOLLIS PARK, L. I.—Harry Dean, Glen Morris, L. I., is preparing plans for a 2½-sty stucco and hollow tile residence, 37x35 ft., for Oscar Reefarth, 501 Macon st, Brooklyn, owner. Cost, about \$8,000.

BELLE HARBOR, L. I.—William A. Hogan, Rockaway Park, L. I., is preparing plans for a 2-sty hollow tile and stucco residence, 28x30 ft., at Rockaway Beach, for M. Ferguson, care of architect. Cost, about \$6,000.

WOODHAVEN, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, L. I., have completed plans for four 2½-sty frame residences, 18x38 ft., on Napier av, near Atlantic av, for John Sifferlin, Napier av, Woodhaven, owner and builder. Cost, about \$16,000.

FOREST HILLS GARDENS, L. I.—Foundations are completed for the 2½-sty hollow tile and stucco residence, 23x38x16 ft., in the south side of Exeter st, 190 ft west of Continental av, for Arthur Wolfson, 54 Morningside dr, Herbert M. Baer, 655 5th av, Manhattan, architect. J. A. Johnson & Co., 22 North Fairview av, Hammels, L. I., general contractors. Cost, about \$10,000.

MIDDLE VILLAGE, L. I.—A. H. Stines, Jr., 132 4th st, Hunters Point, L. I. City, is preparing plans for a 2-sty frame residence, 20x50 ft., in Ward st, near Stearns st, for Anthony Michaels, Ward st, Maspeth, owner. Cost, about \$4,000.

ROCKAWAY BEACH, L. I.—John A. Lasher, builder and owner, has completed plans for a 2½-sty frame residence, 28x40 ft., on Monmouth av, 100 ft. north of Newport av, to cost about \$6,000.

FOREST HILLS, L. I.—W. S. Worrall, Jr., Bridge Plaza North, Long Island City, has completed plans for two 2½-sty frame residences for the Cord Meyer Development Co., Forest Hills, L. I., owner and builder. Cost, about \$6,000 and \$7,000.

#### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Ballinger & Perrot, 1328 Broadway, Manhattan, are completing plans for the 6-sty reinforced concrete casket factory on Jackson av, near Bridge Plaza, for the National Casket Co., James P. Linahan, secretary. Cost, about \$200,000.

#### SCHOOLS AND COLLEGES.

CORONA, L. I.—Our Lady of Sorrows Church, Rev. Father Jas. J. Corrigan, pastor, contemplates the erection of a brick and stone convent school in Polk st, near Albertus av, from plans by W. J. Ryan, 162 Ryerson st, Brooklyn.

#### MISCELLANEOUS.

RAVENSWOOD, L. I.—Edward Hahn, Bridge Plaza, L. I. City, has completed plans for a frame coal pocket, 45x80 ft., for the Bottlers' Manufacturing & Supply Co., Ravenswood, L. I. Cost, about \$7,000.

#### Richmond.

##### BANKS.

NEW BRIGHTON, S. I.—Gunvald Aus, 11 East 24th st, Manhattan, steel engineer, is preparing structural steel plans for the 4-sty brick and sandstone bank and office building, 50x80 ft., at 14th st and Richmond Terrace, for the Corn Exchange Bank, 13 William st, Harriet T. Lindeberg, 2 West 47th st, Manhattan, architect. Cost, about \$30,000.

#### FACTORIES AND WAREHOUSES.

TOTTENVILLE, S. I.—Plans are being prepared privately for the 1-sty brick factory, 100x300 ft., which Mann Bros., 250 South st, Manhattan, F. Mann in charge, is to erect near the Atlantic Station here. The owner will take bids on separate contracts about June 1.

#### Nassau.

##### DWELLINGS.

LYNBROOK, L. I.—Foundations are under way for the 2½-sty rectory on Pearl av, for St. James Methodist Episcopal Church, Rev. Mr. Adams, Stamford Rider, this place, architect. Cost, about \$6,000. G. Winters, this place, general contractor.

#### MUNICIPAL WORK.

NEW HYDE PARK, L. I.—I. B. Baylis, 55 Main st, Hempstead, L. I., has completed plans for a 2-sty frame fire house for the Board of Commissioners of New Hyde Park, to cost about \$6,000.

#### PUBLIC BUILDINGS.

MINEOLA, L. I.—Bids were opened by the Board of Supervisors of Nassau County, Court House, for two new wings, from plans by W. B. Tubby, 81 Fulton st, Manhattan. The Libman Contracting Co., 126 West 46th st, Manhattan, was low bidder at \$173,880 for the general construction; Wills & Newton Co., Av B and 17th st, Manhattan, for plumbing at \$10,855; J. H. Merritt, 48 Cliff st, Manhattan, for heating and ventilating, at \$10,580; and the Commercial Construction Co., 8 Bridge st, Manhattan, for electric work at \$3,823.

#### SCHOOLS AND COLLEGES.

FARMINGDALE, L. I.—Lewis F. Pilcher, Capitol, Albany, has completed plans for a brick directors residence at the State School for Agriculture, for the Board of Managers of the New York State School of Agriculture, to cost, about \$12,000. Also completed plans for a \$60,000 dormitory and a \$40,000 agronomy building at the same school. Bids will be taken late in May.

#### Suffolk.

##### DWELLINGS.

AMITYVILLE, L. I.—L. Inglee, this place, has completed plans for a 2½-sty frame residence, 30x55 ft., at Bennett pl, near Saxon st, for Timothy Baldwin, this place, owner. Cost, about \$5,000.

#### Westchester.

##### APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—Stephen J. Kodak, 45 Warburton av, has completed plans for a 4-sty brick apartment, 34x80 ft., at the corner of North Broadway and Irving pl, for L. Becker and Arthur White, Wickes av, owner and builder. Stephen J. Kodak, 45 Warburton av, architect. Cost, about \$30,000.

##### DWELLINGS.

HARTSDALE, N. Y.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, have been commissioned to prepare plans for a residence on the east side of Greenacres av, for F. Rutledge Davis, this place, owner.

HARTSDALE, N. Y.—Beverly S. King, 103 Park av, Manhattan, has about completed plans for the 2½-sty residence, 30x35 ft., for Clarence J. Wyckoff, New York Post rd, White Plains. Cost, about \$12,000.

SCARSDALE, N. Y.—Plans are nearly completed for a 2½-sty brick and marble residence on Walbrooke av, for R. F. Chatillon, 85 Cliff st, Manhattan. Smith & Ross, 15 East 40th st, Manhattan, architects. A. F. Brinkerhoff, 15 East 40th st, Manhattan, landscape architect.

#### PUBLIC BUILDINGS.

MOUNT VERNON, N. Y.—George M. Bartlett, 103 Park av, Manhattan, is preparing plans for the 2½-sty marble and brick city hall, 180x64 ft., for the City of Mount Vernon. Edwin W. Fiske, mayor.

#### STORES, OFFICES AND LOFTS.

SCARSDALE, N. Y.—Slee & Bryson, 154 Montague st, Brooklyn, are preparing plans for a 2-sty frame and rubble stone office building, 25x75 ft., for the Scarsdale Co., on premises, owner and builder. Cost, about \$8,000.

### CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

#### APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—(Sub.).—Neenan Elevator Company, 65-75 Clymer st, Brooklyn, has received the elevator contract for the 6-sty apartments northeast corner 171st st and Ft. Washington av, for Tilman Const. Co., 445 Audubon av, A. Ruth, president, owner. Neville & Bagge, 217 West 125th st, architects.

MANHATTAN.—(Sub.).—Neenan Elevator Company, 65-75 Clymer st, Brooklyn, has received the elevator contract for the 6-sty apartments southeast corner 172d st and Ft. Washington av, for Tilman Const. Co., 445 Audubon av, A. Ruth, president, owner. Neville & Bagge, 217 West 125th st, architects.

BRONX.—Davis Levin, 834 East 155th st, has received the general contract to alter the tenement at 3-7 East 135th st, for J. M. Cohen, 1913 2d av, owner. L. A. Sheinart, 192 Bowery, architect. Cost, about \$5,000.

MANHATTAN.—(Sub.).—The Hay Foundry & Iron Works, 15 Madison sq, have received the structural steel contract for a 12-sty apartment house, 83x57 ft., southeast corner of West End av and 78th st, for George Backer and Armstein & Levy, 128 Broadway. Schwartz & Gross, 347 5th av, architects. C. J. Jeppesen, Inc., 62 West 45th st, steel engineer. Cost, about \$300,000.

#### BANKS.

TUPPER LAKE, N. Y.—B. E. Lanry, Arden st, Tupper Lake, has received the general contract to erect a 1-sty brick and stone bank building, about 35x60 ft., in Main st, for the Tupper Lake National Bank, H. H. Day, president and chairman of building committee. W. E. Moran, 50 East 41st st, Manhattan, architect. Cost, about \$30,000.

##### DWELLINGS.

SCARSDALE, N. Y.—Fielding Gower, 8 John st, Yonkers, has received the general contract to erect a 2½-sty hollow tile and stucco residence, 30x50 ft., at Murray Hill, for Arthur Stewart, 31 East 22d st, Manhattan. W. S. Phillips, 103 Park av, Manhattan, architect.

GLEN RIDGE, N. J.—Lohse Building & Construction Co., Clinton rd, has received the general contract to erect a 2½-sty frame and stucco residence on the west side of Clinton rd, 50 ft. from Osborn st, for Edwin A. Barnes, 68 Essex av, owner. Cost, about \$5,500.

MANHATTAN.—Noreross Bros., 103 Park av, have received the general contract to erect the 4-sty marble residence, 33x158 ft., at the southeast corner of 70th st and 5th av, for the Phillips Realty Co., care of Thomas Hastings, 225 5th av, architect. Owen Brainard, 225 5th av, consulting engineer.

LONG BEACH, L. I.—G. Aarvig Co., Inc., Park pl, Long Beach, has received the general contract to erect a 2½-sty hollow tile and stucco residence, 30x40 ft., in Walnut st, between National boulevard and Magnolia boulevard, for B. Schultz Berger, care of Heine & Co., 7 Platt st, Manhattan. Steward Wagner, 24-5th av, Manhattan, architect. Cost, about \$16,000.

BRONX.—Ahnehan & Younkheere, Inc., 3320 Bailey av, have received the general contract to erect a 2½-sty frame and local stone residence on Goodridge av, plot 13, Fieldstone, Bronx, for

Dr. George A. Wyeth, 30 East 42d st, Manhattan. D. J. Baum, Waldo av, Riverdale, architect. Cost, about \$15,000.

RAHWAY, N. J.—J. Westlecraft & Son, Bernardsville, N. J., have received the general contract to erect two 2½-sty frame and stucco double residences on Milton av, between Pierrepont st and George av, for the Rahway Realty Co., Aaron Grier, president. D. M. Ach, 1 Madison av, Manhattan, architect. Total cost, about \$12,000.

MANHATTAN.—Bunn & Nase, 1123 Broadway, have received the general contract on a percentage basis to alter the 4-sty stone and brick residence 932 5th av, for Mortimer Schiff, on premises. C. P. H. Gilbert, 1123 Broadway, architect. Cost, about \$15,000.

GREAT NECK, L. I.—Standard Builders, Inc., 70 East 45th st, Manhattan, has received the general contract to erect a 2½-sty residence, 28x45 ft, for Bernard A. Calingham, 225 West End av, Manhattan. Mann & MacNeille, 70 East 45th st, Manhattan, architects.

NEW ROCHELLE, N. Y.—G. W. Symonds, New Rochelle, has received the general contract to erect a 2½-sty frame residence, 50x40 ft, on the west side of Webster av, 100 ft south of Whitfield terrace, for W. C. Evans, 94 Sickles av. L. L. Barnard, Lawton st, architect. Cost, about \$14,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—S. Niewenhaus, Inc., 1 Madison av, has received the general contract to erect a 6-sty brick and stone store and factory, 37x92 ft., at 238-240 West 53d st, for the Jacob Mattern Wagon Co., 215 West 53d st, owner. Henry A. Koelble, 114 East 28th st, architect. Cost, about \$30,000.

MANHATTAN.—Alex List & Sons, 105 West 40th st, have received the general contract to erect a 3-sty brick warehouse, 75x100 ft, at 591-595 11th av, for Chas. F. Bauerdorf, 111 Broadway. Edward C. Striffler, 674 9th st, is lessee. Mulliken & Moeller, 103 Park av, are architects. Cost, about \$30,000.

BUFFALO, N. Y.—The Turner Construction Co., 11 Broadway, Manhattan, has received the general contract from George Laub & Sons for the construction of a new factory for the manufacture of sole leather. The building will be reinforced concrete throughout, 118x255 ft., 5-sty. Work will be undertaken at once.

EVERGREEN, L. I.—John Auer & Sons, 648 Lexington av, Brooklyn, have received the general contract to erect the 2-sty brick and steel bottling plant, 52x67x30x119 ft., for the Frank Brewery, Evergreen, L. I., William C. Frank, president. Paul Otto, 50 Church st, Manhattan, engineer. Cost, about \$30,000.

LONG ISLAND CITY.—H. D. Best & Co., 320 5th av, Manhattan, have received the general contract to erect a 3-sty reinforced concrete box factory at the foot of 10th st, for the Standard Oil Co. of New York, 26 Broadway, H. C. Folger, Jr., president. C. A. Ellis, care of owner, 26 Broadway, engineer.

BRIDGEBURG, CANADA.—The Turner Construction Co., 11 Broadway, Manhattan, received the general contract for the construction of a manufacturing plant for the Tuttle & Bailey Manufacturing Co., 76 Madison av, Manhattan, at Bridgeburg, Ontario, Canada. The building will be 200x100 ft, 2-sty, reinforced concrete throughout. Peter B. Gordon, engineer. Work will be undertaken at once.

HOSPITALS AND ASYLUMS.

PLEASANT PLAINS, S. I.—Campbell & Dempsey, 92 St. James st, Kingston, N. Y., have received the general contract to erect a 3-sty brick orphan asylum, 110x50 ft., for Mount Loretto School, Rev. Mallick J. Fitzpatrick, 375 Lafayette st, Manhattan, owner. F. E. Estabrook, 75 2d st, Newburgh, architect. Cost, about \$50,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The George A. Fuller Co., 111 Broadway, has received the general contract to erect two 10-sty store and office buildings at the southwest corner of 5th av and 37th st, for Robert W. Goelet, 9 West 17th st, owner. Warren & Wetmore, 70 East 45th st, architects.

BROOKLYN.—George M. Martin Building Co., 228 State st, Manhattan, has received the general contract to alter and make extensions to the meat market at 167 Fort Greene pl, for the Figge & Hutwelker Co., 221 West 40th st, Manhattan. C. B. Comstock, 110 West 40th st, Manhattan, architect. Cost, about \$7,000.

MANHATTAN.—The Midtown Contracting Co., 148 West 36th st, has received the general contract to alter the residence 5 West 46th st, for

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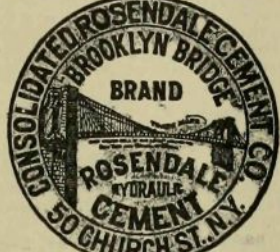
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## Contracts Awarded—Continued.

store and loft purposes, for Lillie G. Phoenix, care of Theodore C. Camp, 68 Broad st, owner. Maynicke & Franke, 25 Madison Square North, architects. Cost, about \$22,000.

**BROOKLYN.**—Howard J. Smith & Son, 256 St. James pl, have received the general contract to alter the 4-sty brick office building, 50x80 ft, at 69 Schermerhorn st, for the Brooklyn Bureau of Charities, Dr. Riely, on premises. W. B. Tubby, 81 Fulton st, Manhattan, architect. Cost, about \$12,000.

### PLANS FILED FOR NEW CONSTRUCTION WORK.

#### Manhattan.

##### APARTMENTS, FLATS AND TENEMENTS.

PARK AV, 993, s e c 84th st, 12-sty brick apartment, 133x91; cost, \$400,000; owner, Charter Const. Co., Henry Edelmuth, Pres., 119 West 40th st; architect, Robt. T. Lyons, 119 West 40th st. Plan No. 150.

COLONIAL PARKWAY, s w c of 160th st, 12-sty brick apartment, 102x138; cost, \$500,000; owner, Albert Schwarzier, 369 East 167th st; architects, Schwartz & Gross, 347 5th av. Plan No. 160.

##### FACTORIES AND WAREHOUSES.

6TH AV, 668-672, s e cor 39th st, 4-sty brick storage, stores and lofts, 64x60; cost, \$30,000; owner, Chas. E. Johnson, 9 West 29th st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 156.

##### HOSPITALS AND ASYLUMS.

GOVERNEUR SLIP & FRONT ST, n e cor, 4-sty brick dispensary, 70x131; cost, \$200,000; owners, City of N. Y., Bellevue and Allied Hos-

## PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonparal measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

#### BUILDINGS.

SEALED BIDS will be received by the Board of Water Supply, at its offices, twenty-second floor, Municipal Building, Park Row, Centre and Chambers Streets, New York City, until 11 A. M., on Tuesday, June 2, 1914, for Contract 124, for the construction of nine concrete-stone and brick superstructures at and near the Ashokan reservoir, in the town of Olive, Ulster county, New York. The largest of the buildings is approximately 62 feet by 114 feet by 45 feet and the smallest 19 feet by 31 feet by 18 feet. The substructures or foundations of the buildings have been built and The City will furnish and erect the roof cover for the buildings.

At the above place and time the bids will be publicly opened and read. Pamphlets containing information for bidders, and pamphlets of contract drawings can be obtained at the above address, at the office of the Secretary, by depositing the sum of ten dollars (\$10) in cash or its equivalent for each pamphlet. For further particulars apply to the office of the Principal Assistant Engineer at the above address.

CHARLES STRAUSS, President,  
CHARLES N. CHADWICK,  
JOHN F. GALVIN,

Commissioners of the Board of Water Supply.  
W. BRUCE COBB, Secretary.

**TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., April 30, 1914.**—Sealed proposals will be opened in this office at 3 p. m., June 11, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States Post Office at Bennettsville, S. C. Two story and basement building; ground area 3,800 square feet; construction nonfireproof; stone and brick facing; composition and slate roof. Drawings and specifications may be obtained from the custodian of site at Bennettsville, S. C., or at this office, in the discretion of the Supervising Architect, O. Wenderoth, Supervising Architect.

Remount Depot, Front Royal, Va., April 13, 1914.—Sealed proposals in triplicate for constructing the following public buildings on reservation here, including steam heat, electric light and plumbing:—1 Barrack, 1 Administration Building and Storehouse, 1 Commanding Officer's Quarters, 2 Junior Officer's Quarters, 1 Veterinarian's Quarters, 2 Double N. C. O. Quarters, 1 Dispensary, 3 Colt Stables, 1 Wagon Shed, 1 Shop Building, 1 Veterinary Storehouse, Subsoil Drainage System—will be received until 11 a. m., May 15, 1914, and then publicly opened. A deposit will be required on all plans furnished prospective bidders to insure their return. Information furnished upon application to Constructing Quartermaster.

**TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 5, 1914.**—Sealed proposals will be opened in this office at 3 p. m., June 16, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States post office at Grenada, Miss. Two story and basement building; ground area, 3,800 square feet; construction nonfireproof; stone and brick facing; composition and slate roof. Drawings and specifications may be obtained from the custodian of site at Grenada, Miss., or at this office, in the discretion of the Supervising Architect, O. Wenderoth, Supervising Architect.

pitals, 1st av and East 26th st; architects, McKim, Mead & White, 101 Park av. Plan No. 159.

#### HOTELS.

56TH ST, 200-202 West, s w cor 7th av, 12-sty brick apartment hotel, 100x25; cost, \$125,000; owner, Theodore W. Meyer, 20 New st; architects, Buchman & Fox, 30 East 42d st. Plan No. 157.

#### STORES, OFFICES AND LOFTS.

2D AV, 2295, 4-sty brick store and lofts, 20x62; cost, \$20,000; owner, Trinity M. E. Church, Inc., Wm. Barker, Pres., 305 East 118th st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 151.

149TH ST & 8TH AV, n e c, 1-sty brick stores and photo theatre, 103x100; owner, Vincent Astor, 23 West 26th st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 162.

#### STORES AND TENEMENTS.

BLEECKER ST, 382-384, s w c Perry st, 6-sty brick tenement and stores, 42x63; cost, \$25,000; owners, Lipman & Gold, 565 West 162d st; architect, Chas. J. Rheinschmidt, 14 74th av. Plan No. 153.

ACADEMY ST, w s, 125 n Broadway, two 5-sty brick tenements, 50x129; cost, \$100,000; owners, Knapp & French, Inc., 870 East 162d st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 158.

50TH ST, 235-241 East, 6-sty brick tenement, 71x82; cost, \$60,000; owner, Louis J. Marx, 257 Broadway; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 155.

181ST ST, n s, 138 w Northern av, 6-sty brick tenement, irreg; cost, \$125,000; owner, Harvey Realty Co., 40 East 22d st; architects, Schwartz & Gross, 347 5th av. Plan No. 154.

#### THEATRES.

STH AV, 951-965, 1-sty open air theatre and store, 20x55; cost, \$7,000; owner, Van-Kelton Amusement Corp., Amedee Van Buren, Pres., 53 Claremont av; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 152.

#### MISCELLANEOUS.

METROPOLITAN MUSEUM OF ART, w s 5th av, bet 81st and 84th sts, 1-sty brick extension, 41x20; cost, \$2,000; owner, City of N. Y., Dept. of Parks; architect, Jaros Kraus, Arsenal, Central Park. Plan No. 161.

#### Bronx.

##### DWELLINGS.

MATTHEWS AV, w s, 100 n Rhineland av, 2-sty frame dwelling, 21x46, tin roof; cost, \$4,500; owners, Fred & Pauline Blum, 1843 Muliner av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 219.

WHITEHALL PL, n s, 100 e Byron av, 2-sty brick dwelling, tin roof, 20x35; cost, \$1,200; owner, Caroline R. Grezzi, 305 West 67th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 224.

MINNEFORD AV, e s, 125 s Elizabeth st, 2½-sty brick dwelling, 28x45.6, slate roof; cost, \$7,000; owner, Emil Waldenberger, Minneford av, City Island; architects, Seifert & Webb, 104 West 42d st. Plan No. 228.

WILLETT AV, e s, 351.8 n 213th st, 2-sty frame dwelling, tin roof, 22x61; cost, \$5,500; owner, James O'Neill, 3638 Willett av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 231.

##### FACTORIES AND WAREHOUSES.

WESTCHESTER AV, s e cor Park st, 626, 1-sty brick shop, 26.6x72, gravel roof; cost, \$1,200; owner, Elizabeth Wright, White Plains, N. Y.; architect, Chas F. Lohse, 428 East 83rd st. Plan No. 216.

##### STABLES AND GARAGES.

PARK AV, w s, 146.9 n Tremont av, 1-sty brick stable, 58x74.10, slag roof; cost, \$3,500; owner, John Graham, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 226.

##### STORES AND DWELLINGS.

WESTCHESTER AV, s s, 273.10 w Castle Hill av, 1-sty brick store and dwelling, 16x52, slag roof; cost, \$2,000; owner, Anna Morestadt, 2150 Westchester av; architect, Max Hausle, 2223 Powell av. Plan No. 229.

##### STORES, OFFICES AND LOFTS.

VAN NEST AV, 506, 1-sty frame office, 16x12; cost, \$300; owner, Carlo Totaro, 508 V<sup>2</sup>-Nest av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 215.

##### STORES AND TENEMENTS.

TIFFANY ST, s e cor Whitlock av, 5-sty brick tenement, slag roof, 50.3x90; cost, \$60,000; owner, Wilbur Turek Building Co., Harry Turek, 961 Hoe av, Pres.; architects, Kreymborg Architectural Co., 1029 163d st. Plan No. 220.

172D ST, s s, 128.5 s Boston rd, 5-sty brick tenement, tin roof, 51.4x77.9; cost, \$40,000; owner, Terrace Const. Co., Herman Champoli, 116 West 190th st, Pres.; architect, J. N. Fenimore, 440 Manhattan av. Plan No. 223.

HUNTS POINT AV, s w cor Garrison av, three 5-sty brick tenements, 65.13x76.10, 30.93x88.0 and 61x—, plastic slate roof; cost, \$185,000; owner, Baronet Realty Co., Hyman Adelstein, 71 Nassau st, Pres.; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 225.

HOME ST, s w cor Bryant av, two 5-sty brick tenements, slag roof, 90.4x55.2 and 50.3x50.3; cost \$117,000; owner, Wm. Sinnott, 967 East 165th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 230.

##### THEATRES.

SO BOULEVARD, e s, 135 n Freeman st, open-air theatre, 54x100; cost, \$2,000; owner, P. J. Tierney, 76 Franklin av, New Rochelle; architect, Israel Goldsmith, 773 Dawson st. Plan No. 227.

##### MISCELLANEOUS.

WESTCHESTER AV, s s, 48 w Park st, 1-sty frame shed, 37x25; cost, \$500; owner, Mrs. G. A. Wright, foot East 130th st and 3d av; architect, Isidor Kaplan, 575 Westchester av. Plan No. 217.

WESTCHESTER AV, s s, 87 w Park st, 1-sty frame shed, 40x25; cost, \$500; owner, Mrs. G. A. Wright, foot 130th st and 3d av; architect, Isidor Kaplan, 575 Westchester av. Plan No. 218.

132D ST, s s, foot of St Ann's av, platform, 5x265; cost, \$462; owners, N. Y., N. H. & H. R. R. Co., 132d st and Willis av; architect, C. D. Perkins, 132d st and Willis av. Plan No. 221.

PARK AV, e s, 135.10 s 180th st, 3-sty brick pasteurizing building, slag roof, 37.6x105; cost, \$65,000; owner, The Borden's Condensed Milk Co., S. F. Taylor, 108 Hudson st, Pres.; architect, Albert Ullrich, 371 Fulton st, Brooklyn. Plan No. 222.

#### Brooklyn.

##### CHURCHES.

LOGAN ST, w s, 170 n Glenmore av, 2-sty brick synagogue, 32x80, slag roof; cost, \$30,000; owner, Cong. of Ahawath Hachin Benaim Abraham, 126 Fountain av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2801.

##### DWELLINGS.

STERLING ST, n s, 250 w Bedford av, eleven 2-sty brick dwellings, 20x40, gravel roof, 1 family each; total cost, \$38,500; owners, Realty Associates, 162 Remsen st; architect, Benj. Driesler, 153 Remsen st. Plan No. 2717.

EAST 10TH ST, w s, 220 n Av Q, two 2-sty frame dwellings, 17x44.8, shingle roof, 1 family each; total cost, \$4,600; owner, Jas. Manley, 24 Gravesend Neck rd; architect, Michael M. Foley, 2247 Homecrest av. Plan No. 2733.

EAST 38TH ST, e s, 267.6 n Av H, two 2-sty frame dwellings, 20x36, gravel roof, 1 family each; total cost, \$5,000; owner, Wm. Wingerath, 735 Av Y; architect, Benj. F. Hudson, 319 9th st. Plan No. 2753.

PITKIN AV, s s, 100 w Atkins av, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, \$3,000; owner, Sam'l Bader, 2525 Pitkin av; architect, Harry Dorf, 614 Kosciusko st. Plan No. 2720.

CARROLL ST, n s, 200 e New York av, five 2-sty brick dwellings, 20x44.2, gravel roof, 1 family each; total cost, \$27,500; owners, Harris Bldg. Co., 1264 Carroll st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2795.

WEST 29TH ST, e s, 220 s Mermaid av, 1-sty frame dwelling, 14x25, shingle roof, 1 family; cost, \$900; owner, Chas. J. Mann, 2939 West 29th st; architect, Geo. H. Sues, 2966 West 29th st. Plan No. 2787.

WEST 30TH ST, w s, 100 n Mermaid av, two 1-sty frame dwellings, 14.9x28.3, shingle roof, 1 family each; total cost, \$1,400; owner, John Dwyer, Surf av, near West 30th st; architect, Wm. Richter, 4411 18th av. Plan No. 2791.

OCEAN PARKWAY, e s, 10 n B. R. T., 1-sty frame dwelling, 12x30, asbestos roof, 1 family; cost, \$300; owner, Jacob Sommer, East 3d st, n e cor Neptune av; architect, Same. Plan No. 2790.

BOARDWALK, n s, 1200 e Ocean Parkway, seven 1-sty frame dwellings, 18x22, tar paper roof, 1 family each; total cost, \$1,400; owners, Realty Associates, 162 Remsen st; architect, Benj. Driesler, 153 Remsen st. Plan No. 2784.

EAST 14TH ST, w s, 260 s Av I, two 2-sty frame dwellings, 20x60.6, tin roof, 2 families each; total cost, \$8,000; owners, Weinmuller Construction Co., 506 Grant av; architect, Wm. C. Winters, 106 Van Sicken av. Plan No. 2811.

EAST 14TH ST, w s, 300 s Av I, two 2-sty frame dwellings, 20x60.6, tin roof, 2 families each; total cost, \$8,000; owners, Weinmuller Construction Co., 506 Grant av; architect, Wm. C. Winters, 106 Van Sicken av. Plan No. 2811.

EAST 18TH ST, e s, 300 n Av L, two 2-sty frame dwellings, 18x39, shingle roof, 1 family each; total cost, \$10,000; owners, Oakcrest Bldg. Corp., 612 Saratoga av; architects, Slee & Bryson, 154 Montague st. Plan No. 2842.

EAST 18TH ST, e s, 100 n Av L, two 2-sty frame dwellings, 18x39, shingle roof, 1 family each; total cost, \$10,000; owners, Oakcrest Bldg. Corp., 612 Saratoga av; architects, Slee & Bryson, 154 Montague st. Plan No. 2841.

EAST 18TH ST, e s, 220 s Av K, two 2-sty frame dwellings, 18x39, shingle roof, 2 families each; total cost, \$10,000; owners, Oakcrest Bldg. Corp., 612 Saratoga av; architects, Slee & Bryson, 154 Montague st. Plan No. 2840.

54TH ST, n e s, 340 s e 21st av, 2-sty frame dwelling, 20.4x49.2, shingle roof, 2 families; cost, \$4,300; owner, Geo. B. Elfast, 2046 59th st; architect, same. Plan No. 2813.

64TH ST, n s, 200 e 13th av, 2-sty brick dwelling, 20x45, tin roof, 2 families; cost, \$3,000; owner, Giuseppe Dellasala, 1323 64th st; architect, Chas. A. Olsen, 1314 70th st. Plan No. 2816.

75TH ST, n s, 79 e New Utrecht av, seven 2-sty brick dwellings, 18x38, slag roof, 1 family each; total cost, \$31,500; owners, Acadia Bldg. Co., 232 Broadway, N. Y.; architect, John C. Wandell, 4 Court sq. Plan No. 2804.

JAMAICA AV, s w cor Norwood av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$4,000; owner, Thos. Smith, 6 Forest Parkway; architect, Wm. C. Winters, 106 Van Sicken av. Plan No. 2843.

NORWOOD AV, w s, 44 s Jamaica av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$8,000; owner, Thos. Smith, 6 Forest Parkway; architect, Wm. C. Winters, 106 Van Sicken av. Plan No. 2808.

NORWOOD AV, w s, 84 s Jamaica av, four 2-sty brick dwellings, 20x35, gravel roof, 1 family each; total cost, \$12,000; owner, Thos. Smith, 6 Forest Parkway; architect, Wm. C. Winters, 106 Van Sicken av. Plan No. 2809.

WARWICK ST, w s, 225 n Pitkin av, 2-sty brick dwelling, 20x55, 2 families; cost, \$3,500; owner, Frank Broderick, 316 Milford st; architect, Louis F. Schillinger, 167 Van Sicken av. Plan No. 2927.

73D ST, s s, 89.8 w 5th av, five 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$22,500; owner, Herman H. Lucke, 412 58th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 2923.

EAST 94TH ST, w s, 130.3 s Av K, five 2-sty frame dwellings, 18x28, shingle roof, 1 family each; total cost, \$10,000; owner, Ollie Halberg, 56th st, near 11th av; architects, Eisenla & Carlson, 16 Court st. Plan No. 2925.



WEST 1ST ST, w s, 691 s Sheepshead Bay rd, 2-sty frame dwelling, 18x55, gravel roof, 1 family; cost, \$3,000; owner, Sacharo Rubins, 202 West av; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 2879.

WEST 28TH ST, e s, 119 n Surf av, 1-sty frame dwelling, 16x67.6, shingle roof, 1 family; cost, \$400; owner, Mrs. Alice Ward, 2530 Railroad av; architect, Abram D. Hinsdale, 96 Coney Island av. Plan No. 2862.

AV L, s s, 40 e East 48th st, six 2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, \$15,000; owner, Margarette J. Crawford, 14 West 94th st, Manhattan; architect, Chas. G. Wessel, 1563 East 46th st. Plan No. 2851.

CHURCH AV, n s, 42 e Gravesend av, 1-sty frame dwelling, 42x52.5, tin roof, 2 families; cost, \$4,000; owner, Kraslow Constn Co., 189 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 2871.

**FACTORIES AND WAREHOUSES.**

BAYARD ST, s s, 50 e Leonard st, 2-sty brick storage, 100x100, slag roof; cost, \$8,000; owners, Marcott & Campbell, 298 Union av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 2861.

ESSEX ST, s e cor Wartman av, 1-sty brick manufacturing, 60x62, gravel roof; cost, \$4,000; owner, New Lots Co-op. Pasteurizing Co., 998 Linwood st; architect, John L. Plock, 126 Liberty st, Manhattan. Plan No. 2901.

**STABLES AND GARAGES.**

45TH ST, n s, 175 w 15th av, 1-sty frame garage, 14x18, shingle roof; cost, \$200; owner, Geo. Coleman, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2899.

EAST 13TH ST, e s, 100 s Av G, 1-sty frame garage, 14x18, shingle roof; cost, \$200; owner, Cornelius Behon, premises; architect, Thos. Mac-Mechan, 395 Fulton st. Plan No. 2833.

81ST ST, n s, 280 w 1st av, 1-sty frame garage, 12x18, shingle roof; cost, \$250; owner, Chas. C. Valentine, 346 Broadway, N. Y.; architects, Slee & Bryson, 154 Montague st. Plan No. 2839.

VERMONT ST, w s, 186.9 s Atlantic av, 1-sty brick garage, 25x100, slag roof; cost, \$4,000; owner, Gustave Marquardt, 416 Liberty av; architect, Fred'k A. Wonnberger, 30 Snedeker av, Union Course, L. I. Plan No. 2752.

RAILROAD AV, w s, 150 s Liberty av, 1-sty frame garage, 14x20, tin roof; cost, \$100; owner, H. Sandman, on premises; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2736.

SUNNYSIDE AV, s s, 102.3 e Hendrix st, 1-sty brick garage, 20x20, wood roof; cost, \$300; owner, Frank Richards, Jamaica av and Hendrix st; architect, Wm. C. Winters, 100 Van Siclen av. Plan No. 2754.

WEST 28TH ST, w s, 210 n Mermaid av, 1-sty frame garage, 16x26, shingle roof; cost, \$200; owner, Michael R. Ginshi, 335 West 36th st; architect, O. B. Olmgren, Surf av and West 24th st. Plan No. 2792.

MALTA ST, e s, 155 s Vienna av, 1-sty frame stable, 34x83, gravel roof; cost, \$5,000; owner, Nathan Katz, 452 Christopher av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2874.

SAME PROP, 1-sty frame milkhouse, 25x12, slag roof; cost, \$500; owner and architect, same as above. Plan No. 2875.

EAST 18TH ST, e s, 136.6 n Cortelyou rd, 1-sty frame garage, 16x19, shingle roof; cost, \$400; owner, Irving G. Thursty, on premises; architect, Jos. A. McCarrroll, 2108 Av Q. Plan No. 2880.

**STORES AND DWELLINGS.**

ALBANY AV, e s, 81 n Union st, 3-sty brick store and dwelling, 19x55, gravel roof, 2 families; cost, \$3,500; owner, Sam'l Kellner, 1538 Union st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 2719.

**STORES, OFFICES AND LOFTS.**

SCHERMERHORN ST, s s, 60 w Bond st, 3-sty brick office and dwelling, 20x52, tin roof, 1 family; cost, \$5,000; owner, Rose Goldstein, Woodhaven, L. I.; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2800.

**STORES, OFFICES AND LOFTS.**

DRIGGS AV, s e cor North 9th st, 2-sty brick office, 25x75, gravel roof; cost, \$5,000; owner, Jas. A. McCafferty, on premises; architect, Christian Bauer, Jr., 651 Leonard st. Plan No. 2961.

**STORES AND TENEMENTS.**

ST MARKS AV, s s, 350 e Underhill av, 4-sty brick tenement, 25x47.2, tin roof, 8 families; cost, \$10,000; owner, John Generosa, 834 Dean st; architects, Cannella & Gallo, 60 Graham av. Plan No. 2866.

OCEAN AV, w s, 100.5 s Church av, 4-sty brick tenement, 70.1x116.6, slag roof, 20 families; cost, \$70,000; owners, Wolfinger & Lasberg Building Co., 346 Broadway, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 2770.

OCEAN AV, w s, 170.6 s Church av, 4-sty brick tenement, 70x116.6, slag roof, 20 families; cost, \$70,000; owners, Wolfinger & Lasberg Building Co., 346 Broadway, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 2771.

UNION ST, n e cor Albany av, 4-sty brick store and tenement, 27.10x81, gravel roof, 6 families; cost, \$15,000; owner, Sam'l Kellner, 1538 Union st; architect, Henry Dorf, 614 Kosciusko st. Plan No. 2715.

UNION ST, n s, 27.10 e Albany av, two 4-sty brick tenements, 36.6x64.10, gravel roof, 8 families each; total cost, \$26,000; owner, Sam'l Kellner, 1538 Union st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 2716.

SOUTH 5TH ST, n s, 200 w Hooper st, 6-sty brick tenement, 50x83.5, tin roof, 35 families; cost, \$35,000; owner, Solomon Kraus Realty Co., 217 Havemeyer st; architect, C. J. Rhein-schmidt, 147 4th av, Manhattan. Plan No. 2760.

OCEAN AV, s e cor Newkirk av, 4-sty brick tenement, 46x141.8, slag roof, 29 families; cost, \$80,000; owner, Kirknew Realty Corporation, 450

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## Plans Filed, New Buildings, Brooklyn (Cont'd)

Audubon av, Manhattan; architects, Harde & Short, 3 West 29th st, Manhattan. Plan No. 2718.

12TH ST, s s, 297.10 e 5th av, 4-sty brick tenement, 50x89, slag roof, 20 families; cost, \$40,000; owners, Woodstock Realty Co., 63 Park Row, Manhattan; architects, Shampian & Shampian, 772 Broadway. Plan No. 2779.

EAST 19TH ST, w s, 83.7 n Dorchester rd, 4-sty brick tenement, 60x79, slag roof, 17 families; cost, \$10,000; owners, Florida Realty Co., 16 Court st; architects, Worthmann & Braun, 114 East 28th st, Manhattan. Plan No. 2785.

EASTERN PARKWAY EXTENSION, s s, 20 w Park pl, 4-sty brick tenement, 40x92.8, slag roof, 16 families; cost, \$25,000; owners, Banif Const. Co., 318 West 48th st, Manhattan; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2780.

ADELPHI ST, w s, 311.10 s Park av, 5-sty brick tenement, 50x88, slag roof, 25 families; cost, \$30,000; owners, Kahan Construction Co., 320 Schermerhorn st; architects, Farber & Markowitz, 189 Montague st. Plan No. 2844.

4TH ST, n s, 247.10 e 5th av, 4-sty brick tenement, 39.10x64, gravel roof, 8 families; cost, \$16,000; owner, Louis Bonert, 625 2d st; architects, Eisenla & Carlson, 16 Court st. Plan No. 2819.

STERLING PL, s e cor Washington av, 1-sty brick store, 51.9x48, tin roof; cost, \$2,500; owner, Henry Voegel, premises; architect, Max Muller, 115 Nassau st, N. Y. Plan No. 2838.

VERMONT AV, e s, 65 n Glenmore av, 4-sty brick tenement, 40x89, slag roof, 16 families; cost, \$24,000; owner, Fannie Meyerowitz, premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2807.

KOSCIUSKO ST, n s, 229.7 w Reid av, 4-sty brick tenement, 50.2x88, gravel roof, 17 families; cost, \$35,000; owner, Kahn Bros., Inc., 771 Lafayette av; architect, Lew Koen, 9 Debevoise st. Plan No. 2903.

EAST 22D ST, w s, 124.11 n Foster av, two 4-sty brick tenements, 40x88, gravel roof, 16 families each; total cost, \$60,000; owner, Harry Arnold, 2011 Av G; architect, Harry Dorf, 614 Kosciusko st. Plan No. 2912.

BAY 23D ST, w s, 117.10 s Bath av, 4-sty brick tenement, 51x83.4, tin roof, 23 families; cost, \$30,000; owner, Pietro Tamonini, 181 Bay 17th st; architect, Charles J. Reinschmidt, 147 4th av, Manhattan. Plan No. 2906.

## THEATRES.

LIVINGSTON ST, s s, 336.3 w Nevins st, 3-sty brick theatre, 154.10x100, concrete roof; cost, \$200,000; owner, Frank A. Keeney, 1493 Broadway, Manhattan; architect, Wm. E. Lehman, 738 Broad st, Newark, N. J. Plan No. 2762.

## MISCELLANEOUS.

WYTHE AV, e s, 90 s South 4th st, 1-sty frame shed, 37.10x30, gravel roof; cost, \$300; owners, Taylor & Fox, 45 Broadway; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2740.

BLAKE AV, s s, 75 e Thatford av, 1-sty frame shed, 25x23, tar paper roof; cost, \$300; owner, David Feirstein, premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 2799.

WESTMINSTER RD, e s, 232.2 s Av C, 1-sty frame shed, 12x20, shingle roof; cost, \$250; owner, Jas. G. Godfrey, premises; architect, Wm. Weggenman, Stewart av and Townsend st. Plan No. 2837.

## Queens.

## DWELLINGS.

BAYSIDE.—1st st, w s, 175 s Warburton av, 2½-sty frame dwelling, 24x36, shingle roof, 1 family, steam heat; cost, \$3,500; owner and architect, Hansen Building Co., Bayside. Plan No. 1324.

BAYSIDE.—Lawrence Boulevard, n w cor Wright av, 2½-sty frame dwelling, 24x36, shingle roof, 1 family, steam heat; cost, \$3,500; owner and architect, Hansen Building Co., Bayside. Plan No. 1323.

CORONA.—Smith av, n s, 80 w 50th st, two 2½-sty frame dwellings, 17x30, shingle roof, 1 family, steam heat; cost, \$5,200; owner, C. M. Faint, 61 39th st, Corona; architect, H. M. Faint, same address. Plan Nos. 1338-39.

CORONA.—38th st, e s, 369 s Jackson av, five 2-sty frame dwellings, 18x45, shingle roof, 1 family; cost, \$10,000; owner and architect, Alphonzo Napoli, 43d st, Corona. Plan Nos. 1332-33-34-35-36.

DUNTON.—Chichester av, s s, 154 w Van Wyck av, three 2½-sty frame dwellings, 18x34, shingle roof, 1 family, steam heat; cost, \$7,500; owner and architect, J. Leonard, 289 Hillside av, Jamaica. Plan Nos. 1326-27-28.

ELMHURST.—11th st, w s, 222 n Lamont av, 2-sty frame dwelling, 20x31, shingle roof, 1 family, steam heat; cost, \$4,000; owner, J. L. Gundry, 143 9th st, Elmhurst; architect, J. H. Lochart, care of architect. Plan No. 1337.

GLEN MORRIS.—Briggs av, e s, 100 s Sutter av, 2½-sty frame dwelling, 28x32, shingle roof, 1 family, steam heat; cost, \$3,500; owner, Jacob Shad, Briggs av, Glen Morris; architect, W. C. Winters, 106 Van Siclen av, Brooklyn. Plan No. 1331.

JAMAICA.—Highland av, n e cor Union av, 2½-sty frame dwelling, 21x52, shingle roof, 1 family, steam heat; cost, \$5,000; owner, F. E. Gray, Jamaica; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 1344.

RICHMOND HILL.—Tory st, w s, 125 n Jamaica av, 2½-sty frame dwelling, 18x37, shingle roof, 1 family, steam heat, two houses; cost, \$6,400; owner, M. Brezvenski, Richmond Hill; architect, Edward Jackson, Fulton st, Jamaica. Plan No. 1321-22.

WOODHAVEN.—Prospect av, w s, 243 n Jamaica av, four 2½-sty frame dwellings, 18x38, shingle roof, 1 family, steam heat; cost, \$12,000; owner, Willmot D. Losee, 726 Napier av, Woodhaven; architects, C. Infanger & Son, 2634 Atlantic av, Brooklyn. Plan Nos. 1340-41-42-43.

WOODHAVEN.—Ridgewood av, s s, 20 e Oceanview av, two 2-sty frame dwellings, 18x30, shingle roof, 1 family, air heat; cost, \$4,000; owner, Frank S. Gload, 21 Rugby rd, Brooklyn; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 1345-46.

ROCKAWAY BEACH.—Beach 87th st, w s, 235 n Railroad Tracks, 1-sty frame dwelling, 16 x38, shingle roof, 1 family; cost, \$350; owner and architects, Meyer Bros., Eldert av, Rockaway Beach. Plan No. 1329.

SPRINGFIELD.—Higbie av, s w cor Elsie av, 2½-sty frame dwelling, 24x37, shingle roof, 1 family, steam heat; cost, \$4,900; owner, W. H. Mills, Springfield; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1325.

ELMHURST.—Banta st, n s, 40 e Van Dine st, 2½-sty frame dwelling, 22x50, tin roof, 2 families; cost, \$4,700; owner, H. Bode, 2 Banta st, Elmhurst; architect, C. L. Varrone, Corona av, Corona. Plan No. 1365.

FLUSHING.—Maple av, s e cor James st, 2½-sty frame dwelling, 20x36, shingle roof, 1 family, steam heat; cost, \$3,000; owners, G. & M. Baronani, 10 James st, Flushing; architect, C. L. Varrone, Corona av, Corona. Plan No. 1364.

JAMAICA.—South st, n s, 50 e Allen st, 2½-sty brick dwelling, 18x29, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Joseph Ripp, 115 South st, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 1358.

JAMAICA.—Van Wyck av, e s, 40 n Metropolis av, four 2½-sty frame dwellings, 18x37, shingle roof, 1 family, steam heat; cost, \$8,800; owner, Theo. LeBeau, Minnesota av, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan Nos. 1359-60-61-62.

L. I. CITY.—Sherman st, e s, 277 n Paynter av, 2-sty brick dwelling, 25x40, shingle roof, 2 families; cost, \$3,400; owner, G. Martuarino, 13 Sherman st, L. I. City; architect, Rocco V. Petrolina, 228 Hoyt av, L. I. City. Plan No. 1356.

QUEENS.—Madison av, n w cor Orange st, five 2-sty frame dwellings, 20x36, shingle roof, 1 family, steam heat; cost, \$15,000; owner, Wm. Wingerath, 735 Av Y, Brooklyn; architect, Benj. F. Hudson, 319 South st, Brooklyn. Plan No. 1367.

ROCKAWAY BEACH.—Beach 109th st, w s, 100 n Boulevard, two 2-sty frame dwellings, 16x40, slag roof, 1 family; cost, \$3,000; owner, Mrs. Mary Johnson, 49 Wayne st, Jersey City; architect, J. B. Smith, Rockaway Beach. Plan Nos. 1350-51.

ROCKAWAY BEACH.—Bruce pl, s s, 66 w 87th st, 2-sty frame dwelling, 15x19, shingle roof, 1 family; cost, \$800; owner, M. Davy, adjoining premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 1349.

SOUTH OZONE PARK.—Goshen st, w s, 100 n School st, 2½-sty frame dwelling, 18x32, shingle roof, 1 family, steam heat; cost, \$2,500; owner, B. Olsen, 196 Helen av, South Ozone Park; architects, Olsen & Anderson, same. Plan No. 1355.

WOODHAVEN.—Chichester av, s s, 135 e Woodhaven av, three 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$7,500; owner, Frank E. Gibson, Woodhaven av, Woodhaven; architect, Edw. Ball, Freedom av, Richmond Hill. Plan Nos. 1352-53-54.

BELLE HARBOR.—Monmouth st, w s, 100 n Newport av, 2-sty frame dwelling, 25x35, shingle roof, 1 family, steam heat; cost, \$4,000; owner and architect, John A. Lasher, 37 Beach 116th st, Rockaway Beach. Plan No. 1394.

ELMHURST.—Pettit pl, n w cor 2d st, 2½-sty frame dwelling, 19x32, shingle roof, 1 family; cost, \$3,000; steam heat; owner and architect, John Nichols, Broadway, Elmhurst. Plan No. 1372.

FAR ROCKAWAY.—Mott av, n w cor Allcott pl, 2-sty frame dwelling, 30x25, shingle roof, 1 family, water heat; cost, \$5,000; owner, Francis Draz, 24 Hudson st, Manhattan; architects, Palmer, Hornbostel & Jones, 63 William st, Manhattan. Plan No. 1390.

FAR ROCKAWAY.—Beach 4th st, w s, 200 s Sea Girt av, 1-sty frame dwelling, 20x26, shingle roof, 1 family; cost, \$350; owner, A. W. Skidmore, Far Rockaway. Plan No. 1376.

FLUSHING.—30th st, e s, 240 s State st, 2½-sty frame dwelling, 23x32, shingle roof, 1 family, water heat, 1 family; cost, \$4,000; owner, Geo. C. Bancker, Wilson av, Flushing; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1393.

JAMAICA.—Hillside av, n s, 126 e Union av, 2½-sty frame dwelling, 18x40, shingle roof, 1 family, steam heat; cost, \$2,800; owner, Mrs. Sarah V. Rider, Lefferts av, Richmond Hill; architect, H. E. Haugaard, Richmond Hill. Plan No. 1384.

FLUSHING.—Oak av, n w cor 20th st, 3-sty frame dwelling, 30x30, shingle roof, 1 family, steam heat; cost, \$5,000; owners, Smith & Smith, Parsons av, Flushing; architects, Smith & Davis, 70 East 45th st, Manhattan. Plan No. 1406.

L. I. CITY.—Park pl, e s, 212 n Woolsey av, 2-sty frame dwelling, 17x40, tin roof, 2 families; cost, \$3,500; owner, Chas. Hammon, 221 Park pl, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1397.

ROCKAWAY BEACH.—Beach 87th st, e s, 521 s Boulevard, two 2-sty frame dwellings, 14x48, shingle roof, 1 family; cost, \$3,600; owner, F. A. Grainer, Grove av, Rockaway Beach; architect, J. B. Smith, Rockaway Beach. Plan No. 1407.8.

ROCKAWAY BEACH.—Eldert av, e s, 170 n L I R R, 1-sty frame dwelling, 14x16, shingle roof, 1 family; cost, \$200; owner, Henry Back, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 1409.

ARVERNE.—Boulevard, n s, 1900 e Storm av, three 1-sty frame dwellings, 12x18, shingle roof, 1 family; cost, \$540; owner and architect, J. A. Carpenter, Beach 87th st, Rockaway Beach. Plan Nos 1415-16-17.

FOREST PARK.—Emerson av, ws, 180 n Myrtle av, 2-sty frame dwelling, 20x52, tin roof, 3 families; cost, \$5,250; owner P. Kreisberg, 25

Fulton av, Middle Village; architect, M. Perlstein, 37 Fulton av, Middle Village. Plan No. 1430.

MIDDLE VILLAGE.—Hinman av, es, 375 n Market st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$2,000; owner, Mrs. Rose Sherman, 2105 3d av, Manhattan; architect, Morris Perlstein, Fulton av, Middle Village. Plan No. 1422.

RIDGEWOOD.—Prospect st, ws, 372 s Metropolitan av, two 2-sty brick dwellings, 20x5, slag roof, 2 families; cost, \$7,600; owner, J. Bach, 1880 Himrod st, Brooklyn; architect, J. H. Vandervegt, 2328 Linden st, Evergreen. Plan No. 1420.

HOLLIS.—Woodhull st, e s, 375 s Chicopee av, 2-sty frame dwelling, 21x55, tin roof, 2 families, steam heat; cost, \$4,000; owner, Margareta Adler, 375 East 150th st, Manhattan; architect, Henry Luning, 68 Leggett av, Woodhaven. Plan No. 1371.

JAMAICA.—Eastwood pl, e s, 160 s St. Albans pl, 2-sty frame dwelling, 24x45, shingle roof, 2 families, steam heat; cost, \$3,900; owner, Theo. Frances, 16 DeLap st, Jamaica; architect, C. H. Williams, Clinton av, Ozone Park. Plan No. 1373.

OZONE PARK.—Wyckoff av, w s, 85 n Broadway, six 2-sty frame dwellings, 16x30, shingle roof, 1 family; cost, \$12,000; owner, John Russo, 1 Hoffman av, Chester Hill; architect, Edward C. George, 4181 Fulton st, Woodhaven. Plan No. 1380.

RAMBLERSVILLE.—New Canal, e s, 100 n Hawtree Creek, 2-sty frame dwelling, 22x25, shingle roof; cost, \$800; 1 family; owner and architect, J. P. Applegate, 292 Quincy st, Brooklyn. Plan No. 1377.

RICHMOND HILL.—Tory st, w s, 225 n Jamaica av, three 2½-sty frame dwellings, 48x37, shingle roof, 1 family; cost, \$9,600; owner, M. Brezweski, Richmond Hill; architect, Edwin C. Jackson, Fulton and Barrett sts, Richmond Hill. Plan Nos. 1381-82-83.

RICHMOND HILL.—Abindon rd, w s, 226 n Brevoort st, 2-sty brick dwelling, 36x36, shingle roof, 1 family, steam heat; cost, \$4,500; owner, C. J. Adams, 211 East 59th st, Manhattan; architect, H. E. Haugaard, Richmond Hill. Plan No. 1378.

ROCKAWAY BEACH.—Huron st, e s, 140 s Bayside Drive, 2-sty frame dwelling, 28x40, shingle roof, 1 family, steam heat; cost, \$4,000; also Adirondack Boulevard, e s, 400 s Neponset av, 2½-sty frame dwelling, 27x46, shingle roof, 1 family, steam heat; cost, \$4,000; also Huron st, w s, 200 n Newport av, 1½-sty brick dwelling, 30x46, shingle roof, 1 family; cost, \$4,000; also Dakota st, e s, 180 s Bayside drive, 1½-sty brick dwelling, 30x45, shingle roof, 1 family; cost, \$4,000; owner, Neponset Building Co., Neponset, L. I.; architect, J. P. Powers Co., Fairview av, Rockaway Beach. Plan Nos. 1423-24-25-26.

ROCKAWAY BEACH.—Eldert av, e s, 295 n Railroad, 1-sty frame bungalow, 14x16, shingle

roof, 1 family; cost, \$150; owner, Carl Schmidt, premises; architects, Meyer Bros., North Eldert av, Rockaway Beach. Plan No. 1428.

ROCKAWAY BEACH.—Seminole av, e s, 460 n Bayside Drive, 1½-sty brick dwelling, 28x40, shingle roof, 1 family; cost, \$4,000; steam heat; owner, Neponset Building Co., Neponset, L. I.; architect, J. P. Powers Co., Fairview av, Rockaway Beach. Plan No. 1427.

UNION COURSE.—8th st, s e cor Montana av, 2-sty brick dwelling, 20x52, tin roof, 2 families; cost, \$8,000; owner, Edward Hass, 8th st, Union Course; architect, Fred J. Dassau, 1373 Broadway, Brooklyn. Plan No. 1429.

FACTORIES AND WAREHOUSES.  
L. I. CITY.—Greenpoint av, s s, 150 e Creek st, 1-sty brick storage, 80x161, sheet iron roof; cost, \$2,500; owner, Degnon Contracting Co., 30 East 42d st, Manhattan. Plan No. 1348.

STABLES AND GARAGES.  
FLUSHING.—Prospect st, s s, 100 w Division av, 1-sty brick garage, 10x18, shingle roof; cost, \$350; owner, C. B. Grotz, 11 King st, Flushing. Plan No. 1347.

JAMAICA.—Quinn av, e s, 142 s Rockaway rd, 1-sty frame garage, 14x18, shingle roof; cost, \$250; owner, Henry Greiglit, premises. Plan No. 1330.

BEECHURST.—Shore rd, w s, 100 s Boulevard, 1-sty frame garage, 18x20, shingle roof; cost, \$300; owner, Mrs. G. K. Morgan, premises; architect, W. J. McCormack, 22d st, Whitestone. Plan No. 1392.

L. I. CITY.—17th av, w s, 175 n Jamaica av, 1-sty frame garage, 25x16, shingle roof; cost, \$200; owner, J. Frohlessem, premises. Plan No. 1374.

RICHMOND HILL.—Abindon rd, n w cor Brevoort st, 1-sty frame garage, 12x16, shingle roof; cost, \$175; owner, Mrs. R. Cantor, Beverly rd, Richmond Hill; architect, H. E. Haugaard, Richmond Hill. Plan No. 1379.

RICHMOND HILL.—Ashland av, s e cor Walnut st, 1-sty frame garage, 12x18; cost, \$100; owner, Kew Garden Corp., Jamaica av and Park st, Richmond Hill. Plan No. 1391.

SPRINGFIELD.—Higbie av, s s, 78 e Farmers av, 2-sty frame stable, 30x22, shingle roof, 1 family; cost, \$900; owner, W. H. Mills, Springfield; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1385.

ST. ALBANS.—Central av, s s, 250 e Banks st, 1-sty frame garage, 12x12, shingle roof; cost, \$80; owner, Albert Hohleister, premises. Plan No. 1395.

FLUSHING.—Cypress av, s s, 320 e Bowne av, 1-sty frame garage, 10x15; cost, \$55; owner, H. Nash, Flushing. Plan No. 1419.

RIDGEWOOD.—Prospect av, w s, 392 s Metropolitan av, 1-sty brick garage, 30x15, slag roof; cost, \$1,000; owner, J. Bach, 1880 Himrod st, Brooklyn; architect, J. H. Vandervegt, 2328 Linden st, Evergreen. Plan No. 1421.

WOODHAVEN.—Woodhaven av, e s, 131 s Jamaica av, 1-sty brick garage, 27x20, shingle roof; cost, \$700; owner, R. Delevan, 1691 Woodhaven av, Woodhaven; architect, G. E. Crane, Wellington st, Richmond Hill. Plan No. 1418.

STORES AND DWELLINGS.  
CORONA.—Jackson av, n s, 80 e Cleveland st, 3-sty brick store and dwelling, 20x52, tin roof, 2 families; cost, \$5,000; owner, Josephine Lorenz, 72 East Jackson av, Corona; architect, T. A. DeBlasi, West Jackson av, Corona. Plan No. 1414.

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Plans Filed, New Buildings, Queens (Continued)

STORES AND TENEMENTS.

L. I. CITY.—12th av, s e cor Grand av, twelve 3-sty brick tenements, 25x75, tin roof, 6 family; cost, \$107,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, 501 Curtis av, Richmond Hill. Plan Nos. 1387-88-89.

L. I. CITY.—Albert st, w s, 175 n Ditmars av, 2-sty frame tenement, 25x70, tin roof, 4 families; cost, \$5,000; owner, Frank Falk, 709 Albert st, L. I. City; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 1405.

RIDGEWOOD.—Myrtle av, s w cor Madison st, eight 3-sty brick stores and tenements, 20x 55, tin roof, 2 families; cost, \$75,500; owner, Lancaster Realty Co., 44 Court st, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 1410-11.

RIDGEWOOD.—Madison st, n e cor Cypress av, eleven 3-sty brick stores and tenements, 27x 68, tin roof, 6 families; cost, \$109,000; owner, August Bauer, 355 Highland Boulevard, Ridge- wood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1398-99- 1400.

THEATRES.

MASPETH.—Woodill pl, e s, 125 n Grand st, open airtheatre; cost, \$600; owner, A. Rocker, 90 Woodbine st, Ridgewood; architect, A. H. Stines, 4th st, L. I. City. Plan No. 1368.

MISCELLANEOUS.

L. I. CITY.—Washington av, s e cor 3d av, platform, 8x10; cost, \$10; owner, S. C. Seibort, premises. Plan No. 1366.

L. I. CITY.—5th av, n w cor Pierce av, three frame platforms, 100x15; cost, \$18,000; owner, N. Y. Telephone Co., Dey st, Manhattan; archi- tect, J. King Wright, same address. Plan No. 1369.

MASPETH.—Metropolitan av, s s, 125 e Rene pl, 2-sty frame pasteurizing plant, 20x59, tar and gravel roof; cost, \$3,000; owner, John Solodino, 1446 Metropolitan av, Maspeth; archi- tect, Tobias Goldstone, 49 Graham av, Brook- lyn. Plan No. 1363.

MASPETH.—Maurice av, e s, near Borden av, 1-sty frame shed, 12x30, paper roof; cost, \$95; owner, Maurice Realty Co., 15 William st, Man- hattan. Plan No. 1357.

GLENDALE.—Walnut st, s s, 150 e North boulevard, 1-sty frame sitting room, 15x28; cost, \$500; owner, J. H. Lehnert, 100 Walnut st, Glendale; architect, S. Guilfooy, 4 Shipley st, Woodhaven. Plan No. 1386.

QUEENS.—Walnut st, n s, 200 w Madison av, frame coop, 8x8; cost, \$25; owner, N. Stadt- field, premises. Plan No. 1370.

ROCKAWAY BEACH.—Ocean av, s s, 140 w Pier av, 2-sty frame bathhouse, 40x200, rubber- oid roofing; cost, \$3,000; owner and architect, E. F. Cojean, Belle Harbor. Plan No. 1375.

FLUSHING.—Lott lane, n e cor Union Turn- pike, 1-sty frame shed, 10x12; cost, \$10; owner, F. Burnet, premises. Plan No. 1401.

FLUSHING.—19th st, e s, 150 s Sandford av, cesspool; cost, \$95; owner, McKnight Realty Co., 347 5th av, Manhattan. Plan No. 1402.

JAMAICA.—Hoffmann av, e s, 461 n Hillside av, frame fence, 50x10; cost, \$100; owner, H. J. O'Brien, Jamaica. Plan No. 1403.

L. I. CITY.—4th av, w s, 313 s Flushing av, 1-sty frame shed, 22x22, gravel roof; cost, \$400; owner, M. Palanta, premises. Plan No. 1396.

ROCKAWAY BEACH.—Wainwright pl, n e cor Private Walk, 1-sty frame shed, 21x60; cost, \$550 and platform; cost, \$350; owner, Rockaway Witching Waves Co., 145 West 45th st, Manhat- tan. Plan Nos. 1412-13.

WOODSIDE.—Woodside av, n e cor Green- point av, frame fence, 50x10; cost, \$100; owner, D. J. Lyons, 200 West 24th st, Manhattan. Plan No. 1404.

JAMAICA.—Fulton st, n s, n w cor Ackroyd av, 1-sty frame barn, 12x18, tin roof; cost, \$200; owner, Dr. C. K. Belden, premises. Plan No. 1431.

**Richmond.**

DWELLINGS.

BAYWAY ST, e s, 50 n Depew av, Totten- ville, 1-sty frame bungalow; cost, \$450; owner and builder, Frank Williams, 239 Beacon av, Jersey City, N. J. Plan No. 304.

GANSVOORT BL, w s, 300 s Turnpike, Four Corners, 1½-sty frame dwelling, 24x22; cost, \$1,800; owner, Lyman Lord, 3061 Bailey av; architects and builders Archibald & Bailey, Tribune Building. Plan No. 286.

JAMES ST, e s, 222 s Broadway, Tottenville, four 2-sty frame dwellings, 34x50; total cost, \$3,850; owner, Mrs. O. Anderson, Tottenville; architects and builders, Palmer & Lindquist, Tottenville. Plan No. 292.

NEPTUNE ST, e s, 460 s Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 20x30; cost, \$500; owner, A. Hank, New Dorp Beach; architects and builders, Sanjour Bros., New Dorp Beach. Plan No. 300.

NEW DORP LA, 350, CEDAR GROVE AV, New Dorp Beach, 1-sty frame bungalow, 18x 27; cost, \$400; owner and builder, H. J. Schreiber, 1136 Clay av, Manhattan. Plan No. 289.

NEW DORP LA, 350, CEDAR GROVE AV, New Dorp Beach, 1-sty frame bungalow, 18x36; cost, \$400; owner and builder, H. J. Schreiber, 1136 Clay av, Manhattan. Plan No. 287.

1ST ST, w s, 120 n Maple av, Midland Beach, 1-sty frame bungalow, 14x36; cost, \$385; owner, Miss N. Burke, 126 West 100th st, Manhattan; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 282.

4TH ST, s e cor, & ELM AV, Midland Beach, two 1-sty frame bungalows, 14x26; total cost, \$675; owner, John Cools, 312 East 164th st, Manhattan; architect and builder, A. Alverson, Midland Beach. Plan No. 295.

6TH ST, w s, 146 s Lincoln av, Woodland Terrace, 1-sty frame bungalow, 18x24; cost, \$850; owner, Mrs. M. Wernecke, 324 Jackson st, Hoboken, N. J.; architect and builder, Otto Kalson, Midland Beach. Plan No. 293.

8TH ST, w s, 100 n Lincoln av, Midland Beach, 1-sty frame bungalow, 24x34; cost, \$825; owner, M. Bartogn, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 281.

9TH ST, w s, 140 n Midland av, Midland Beach, 1-sty frame bungalow, 14x38; cost, \$400; owner, W. M. Demarest, 587 9th av; architect and builder, J. Keegan, Concord. Plan No. 278.

12TH ST, s s, 100 w Lincoln av, Woodland Terrace, 1-sty frame bungalow, 16x49; cost, \$600; owner, Mary P. Dickinson, 568 Halsey st, Brooklyn; architect and builder, R. Seelin, Mid- land Beach. Plan No. 302.

12TH ST, w s, 100 n Isabella av, Oakwood, 1½-sty frame dwelling, 20x25; cost, \$1,300; own- er, H. M. Bailey, Richmond; architect and builder, S. H. Bailey, Richmond. Plan No. 285.

AMBOY RD, s e cor & 1ST ST, New Dorp, 2-sty frame dwelling, 32x25; cost, \$3,000; owner and architect, Chas. B. Heweker, Tomp- kinsville; builder, John Karlsson, Tompkins- ville. Plan No. 283.

JEWETT AV, e s, 375 s Post av, West New Brighton, 2½-sty frame dwelling, 24x26; cost, \$3,275; owner, H. Flannagan, Port Richmond; architect and builder, Frank B. Sterner, West New Brighton. Plan No. 291.

MAPLE AV, e s, 40 ft. from 2d st, Midland Beach, 1-sty frame bungalow, 16x40; cost, \$400; owner and builder, F. L. McSorley, 40 Cedar st, Brooklyn; architect, H. R. Cullmer, care of owner. Plan No. 296.

OCEAN AV, n w cor & 5TH ST, New Dorp, 2-sty frame dwelling, 22x30; cost, \$2,000; own- er, architect and builder, Emil Peterson, Prin- cess Bay. Plan No. 276.

OLD STONE RD, e s, 250 n Merrill av, Bulls Head, 2-sty brick dwelling, 20x28; cost, \$2,400; owner, Giuseppe Quarino, Bulls Head; archi- tect and builder, Jos. Tortora, Port Richmond. Plan No. 280.

ST PAULS AV, s e cor & UNNAMED ST, Stapleton, two 2½-sty frame dwellings, 22x50; total cost, \$11,000; owner, Ida Dibble, Staple- ton; architect, Chas. B. Heweker, Tompkins- ville; builder, John Karlsson, Tompkinsville. Plan No. 284.

WAYCREST AV, e s, 340 n Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 18x22; cost, \$500; owner, J. B. Earley, 267 West 25th st, Manhattan; architects and builders, Sanjour Bros., New Dorp Beach. Plan No. 277.

CEDAR GROVE BEACH, Camp No. 7, 1-sty frame bungalow, 25x30; cost, \$500; owner, J. H. Maloy, West Brighton; builder, Fred Deppe, West Brighton. Plan No. 294.

CEDAR GROVE BEACH, ¼ mile from Marine Hospital, 1-sty frame bungalow, 20x26; cost, \$330; owner, Mr. Rix, Cedar Grove Beach; architects and builders, Sanjour Bros., New Dorp Beach. Plan No. 301.

CEDAR GROVE BEACH, ¼ mile west Marine Hospital, 1-sty frame bungalow, 18x18; cost, \$200; owner, Thos. L. Crawford, Cedar Grove Beach; builders, Sanjour Bros., New Dorp Beach. Plan No. 299.

CEDAR GROVE BEACH, 200 w New Dorp la, New Dorp, two 1-sty frame bungalows, 18x 28; total cost, \$500; owner, H. Kittel, P. O. Box 957, Manhattan; architect and builder, Geo. Hoverkamp, Richmond. Plan No. 303.

STABLES AND GARAGES.

MORNINGSTAR RD, w s, 25 s Ennis st, Port Richmond, 1-sty frame garage, 12x18; cost, \$100; owner, Mrs. Long, Port Richmond; build- er, Jos. Buttermark, Port Richmond. Plan No. 297.

JEWETT AV, w s, 375 s Post av, West New Brighton, 1-sty frame barn, 20x44; cost, \$725; owner, H. Flannagan, Port Richmond; builder, Frank B. Sterner, West New Brighton. Plan No. 288.

MISCELLANEOUS.

BAY AV, Mariners Harbor, 1-sty frame shed, 14x20; cost, \$100; owner, architect and build- er, Owen Boylan, Mariners Harbor. Plan No. 298.

LINCOLN AV, e s, 60 n 2d st, Midland Beach, 1-sty frame bake oven, 8x10; cost, \$200; owner, J. O'Malley, care of architect; archi- tect and builder, E. Steingroher, Midland Beach. Plan No. 306.

MIDLAND AV, s s, 80 e 3d st, Midland Beach, 1-sty frame store, 10x12; cost, \$120; owner, J. Bellotte, 254 West 28th st, Manhattan; builder, J. Littrell, Princess Bay. Plan No. 305.

RICHMOND TURNPIKE, 138-144, Tompkins- ville, stone retain wall, 105x4; cost, \$200; own- er, Meyer Rosenholz, Tompkinsville; builders, Block & Usian, New Brighton. Plan No. 279.

CRESCENT BEACH, n s, foot of Nelson av, Gifford's, 1-sty frame shed, 20x30; cost, \$250; owner, Jacob Sauer, Great Kills; builder, G. Weissman, New Dorp. Plan No. 290.

**PLANS FILED FOR ALTERATIONS.**

**Manhattan.**

BARCLAY ST, 34, new elevator shaft to 5-sty brick stores and lofts; cost, \$500; owner, The Acme Bldg Co., Edwin Flaherty, Pres., 32 Union sq; architect, Wm. G. Figueroa, 59 Pearl st. Plan No. 1583.

BEEKMAN ST, 105-107, masonry to 7-sty brick store and lofts; cost, \$25; owner, 284 Pearl St Co., Inc., 284 Pearl st; architect, Christian E. Harle, 96 Warren st. Plan No. 1597.

BLEECKER ST, 120, masonry to 2-sty brick dwelling; cost, \$100; owner, Max Isaacs, 325 4th av; architects, Horenburger & Bardes, 122 Bowers. Plan No. 1674.

BLEECKER ST, 27-31, alterations to 7-sty brick lofts; cost, \$810; owner, Estate of Conrad Stein, 1775-7 Broadway; architect, Royal J. Mansfield, 135 William st. Plan No. 1676.

CANAL ST, 83, fireproofing to 2-6 and 4-sty brick store and lofts; cost, \$150; owner, David Schaff, 83 Canal st; architect, Max Muller, 115 Nassau st. Plan No. 1586.

CANAL ST, 264-266, fireproofing to 6-sty brick stores, shop and lofts; cost, \$1,000; owner, Catherine H. DuBois Estate, care of Homer Foot, Jr., Trustee, 7 West 42d st; architect, Otto Reissmann, 30 1st st. Plan No. 1645.

CLINTON ST, 180, new partition to 3-sty brick moving picture theatre, storage and synagogue; cost, \$200; owner, City of New York, City Hall; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1643.

CLINTON ST, 170, new partitions to 5-sty brick stores and tenement; cost, \$750; owner, Morris Shidlovsky, 133 West 21st st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 1579.

DIVISION ST, 9-9½, new store front to 3-sty brick store and dwelling; cost, \$1,500; owner, Wm. H. Carpenter, 84 William st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1644.

GREENWICH ST, 200, masonry, new stairs and skylight to 5-sty brick hotel; cost, \$400; owner, Henry A. Wingert, Elizabeth, N. J.; architect, Albert E. Davis, 258 East 138th st. Plan No. 1577.

HUDSON ST, 405-421, new partitions and plumbing to 8-sty brick printing office; cost, \$1,500; owners, Corporation of the Trinity Church, 187 Fulton st; architect, Geo. Dress, 1436 Lexington av. Plan No. 1660.

MAIDEN LA, 40, new flue to 4-sty brick store and lofts; cost, \$125; owner, Mutual Life Ins. Co., 32 Nassau st; architect, Peter Seifert, 36 West 34th st. Plan No. 1671.

MERCER ST, 50-52, new stairs to 5-sty brick loft; cost, \$100; owners, Rhineland Real Estate Co., Wm. R. Stewart Pres., 31 Nassau st; architect, J. Acker Hays, 2010 Broadway. Plan No. 1604.

MORTON ST, 9-11, rearrange apartments to 5-sty brick apartment; cost, \$1,500; owner, Miriam L. Twigg, Howard J. Mandell Attorney, 135 Broadway; architect, Robt. E. LaVelle, 2801 Valentine av. Plan No. 1609.

READE ST, 155, n e c Greenwich st, water cooler to 9-sty brick cold storage warehouse; cost, \$500; owner, Estate of E. A. Hoffman, Inc., 258 Broadway; architect, B. Franklin Hart, Jr., 50 Church st. Plan No. 1585.

SOUTH ST, 87, s w cor Burling Slip, new stairs and window to 6-sty brick store and loft; cost, \$1,000; owners, Estate of Patrick Skelly, 646 1st av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1658.

STANTON ST, 152, new partition to 4-sty brick store and tenement; cost, \$100; owners, Jacob & Meyer Rosenberg, 80 St. Nicholas av; architect, Chas. J. Rheinschmidt, 147 4th av. Plan No. 1615.

THOMAS ST, 62-66, 137-141 Duane st, alteration to three 3 & 5-sty brick storage; cost, \$25,000; owner, Bates Bros. R. E. Co., Providence, R. I.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1617.

WATER ST, 748-755, general alterations to 4-sty brick warehouse; cost, \$15,000; owners,

Estate of Chas. A. Coe, Inc., Henry E. Coe, Exr., 69 Wall st; architect, Ferd. Dahlem, Washington and Water sts, Brooklyn. Plan No. 1648.

3D ST, 87 East, masonry and new partitions to 5-sty brick tenement; cost, \$2,500; owner, Josephine Werckle, 87 East 3d st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1591.

5TH ST, 344 East, s w cor 1st av, alter police station into 2-sty brick moving picture theatre; cost, \$6,000; owner, The City of N. Y., City Hall; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1621.

9TH ST, 735-739 East, iron stairs to 6-sty brick loft; cost, \$110; owner, Wm. P. Youngs, 432 East 110th st; architect, S. Fassler, 439 East 10th st. Plan No. 1633.

10TH ST, 348 East, masonry to 5-sty brick stores and tenement; cost, \$150; owner, Henry Tishman, 316 West 112th st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 1580.

11TH ST, 147 West, new partitions, plumbing and flooring to 4-sty brick dwelling; cost, \$3,500; owners, St. Vincent's Hospital of the City of N. Y., Julia M. Dunne, Pres., Mt. St. Vincent-on-Hudson; architect, I. E. Ditmars, 111 5th av. Plan No. 1592.

14TH ST, 431 West, new marquise to 3-sty brick store and tenement; cost, \$425; owner, John J. Gille, 431 West 14th st; architect, M. T. Lamb, 44 Bergen st, Brooklyn. Plan No. 1606.

14TH ST, 141 East, fireproof passageway to 2-sty brick theatre; cost, \$500; owners, Sullivan & Krauss, 141 East 14th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1678.

17TH ST, 121 West, new partition to 8-sty brick store and lofts; cost, \$300; owners, Domestic Realty Co., 30 West 22d st; architect, Oliver Ravekes, 248 West Houston st. Plan No. 1610.

17TH ST, 31 East & 36 East 18th st, roof tank to 11-sty brick offices and lofts; cost, \$300; owners, Farmers Loan & Trust Co., 22 William st; architect, Wm. F. Conran, 305 Pearl st. Plan No. 1642.

18TH ST, 245-247 West, alter dwellings into 2-sty brick garage and office; cost, \$4,200; owner, Rehcausie Realty Co., Edward Eisenacher, Pres., 413 East 31st st; architect, Samuel K. Hasbrouck, 413 East 31st st. Plan No. 1677.

23D ST, 115 East, new partitions to 12-sty brick offices and lofts; cost, \$3,000; owners, 115 East 23d st, E. P. Abbot, Pres., premises; architect, Howard Peck, 15 East 40th st. Plan No. 1600.

24TH ST, 130-134 West, masonry to 5-sty brick stores, theatre and loft; cost, \$150; owner, Elmer A. Darling, Hotel Seville; architect, John W. Merrow, 1564 Broadway. Plan No. 1641.

27TH ST, 149 West, new stairs, plumbing and freight lift to 3-sty brick loft; cost, \$5,000; owner, Morris Manheimer, 204 West 34th st;

architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1581.

27TH ST, 21 East, n w cor Madison av, marquee to 11-sty brick stores and apartments; cost, \$400; owner, Irving T. Smith, 149 Broadway; architect, Frank J. Wiesner, 601 West 26th st. Plan No. 1636.

28TH ST, 13-15 West, sprinkler tank to 10-sty brick loft; cost, \$500; owners, Estate of Robt. Hoe, 30 Church st; architects, Maxwell Eng. Co., Inc., 146 24th st, Brooklyn. Plan No. 1595.

29TH ST, 329 East, fireproofing to 10-sty brick factory; cost, \$400; owner, The Bush Terminal Co., 100 Broad st; architect, Wm. Higginson, 21 Park Row. Plan No. 1578.

31ST ST, 120-122 East, sprinkler tank to 8-sty brick apartment; cost, \$600; owner, Otto Grimmer, 230 East 37th st; architects, The Rusling Co., 39 Cortlandt st. Plan No. 1614.

34TH ST, 46 East, alterations to 4-sty brick stores and dwelling; cost, \$75; owner, August Belmont, 44 East 34th st; architect, John Mozean, 2331 Gleason av. Plan No. 1653.

34TH ST, 208 West, masonry to 4-sty brick restaurant; cost, \$200; owner, Hartford Realty Co., Jacob Hirsh, Pres., 47 Cedar st; architect, Geo. M. Pollard, 127 Madison av. Plan No. 1668.

35TH ST, 27 West, new door and window to 3-sty brick store and dwelling; cost, \$200; owner, Howard Willet, 27 West 35th st; architects Gronenberg & Leuchtag, 303 5th av. Plan No. 1634.

42D ST, 356 West, rear extension to 4-sty brick stores and dwelling; cost, —; owner, Maria Dunseith, 354 West 42d st; architect, Henry Davidson, 400 West 23d st. Plan No. 1628.

50TH ST, 500 West, s w cor 10th av, alterations to 4-sty brick store; cost, \$400; owner, George Ehret, 92d st and 2d av; architect, Louis Kru, 92d st and East River. Plan No. 1618.

54TH ST, 9 East, install A. B. See elevator to 5-sty brick dwelling; cost, \$3,500; owner, Wm. Rockefeller, Wm. A. White & Sons, Agent, 62 Cedar st; architect, Jean Jeannie, 37 Sullivan st. Plan No. 1663.

60TH ST, 221 West, masonry and new doors to 4-sty brick tenement; cost, \$100; owner, Thos. Malloy, 149 East 90th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1651.

64TH ST, 114 East, 1-sty rear extension to 4-sty brick residence; cost, \$800; owner, Albert Symington, 35 Wall st; architect, Herbert M. Baer, 665 5th av. Plan No. 1596.

66TH ST, 55-69 West, indoor bleacher to 2-sty brick skating rink; cost, \$600; owners, St. Nicholas Skating and Ice Co., Corp., 69 West 66th st; architect, Wm. H. Gompert, 171 Madison av. Plan No. 1602.

83D ST, 200 West, remove partitions to 4-sty brick stores and tenement; cost, \$500; owners, Estate of Annie E. Crumble, 2 Liberty st; architects, F. B. & A. Ware, 1170 Broadway. Plan No. 1649.

## FIFTEEN MEN MET IN 1906

What they did.

What happened

will be of direct

personal interest to you

Decoration Day

May 30, 1914

## Plans Filed—Alterations—Manhattan (Cont.)

90TH ST, 69-71 West, alterations to baths into 4-sty brick laboratory; cost, \$7,500; owners, Samuel Block and Robt. Spero, premises; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 1607.

93D ST, 202-204 East, roof extension and new sidewalk vault to 1-sty brick auto repair shop; cost, \$3,000; owner, George Ehret, 235 East 92d st; architect, Louis E. Dell, 1133 Broadway. Plan No. 1627.

98TH ST, s s, 40 e 1st av, new doors to 2-sty brick stables; cost, \$500; owner, Wm. Hagedorn, 1896 1st av; architect, Phillip Goldrich, 835 Beck st. Plan No. 1603.

107TH ST, 117-131 East, n w cor Lexington av, alterations to theatre, stores and offices; cost, \$1,000; owner, Wm. Fox Amusement Co., 126 West 46th st; architect, Thos. W. Lamb, 644 8th av. Plan No. 1656.

115TH ST, 301-303 West, n w cor 8th av, new plumbing to 2-sty brick store and loft; cost, \$300; owner, Hyman Sonn, 465 Washington av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1647.

118TH ST, 106 West, alterations to 3-sty brick store and dwelling; cost, \$500; owner, Emanuel Lieberman, 106 West 118th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 1654.

125TH ST, 162-164 West, alterations to 3-sty brick stores and lofts; cost, \$300; owner, Edward D. Farrell, 162 West 125th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 1655.

125TH ST, 211 West, fireproofing to 5-sty brick theatre; cost, \$1,500; owner, Estate of Benj. Lichtenstein, n e cor 135th st and Willow av; architect, Wm. H. McElpatrick, 701 7th av. Plan No. 1605.

125TH ST, 123-125 West, new elevator enclosure to 3-sty brick store and school; cost, \$1,000; owner, Frank Warnier, 120 West 126th st; architect, Harry N. Paradise, 231 West 18th st. Plan No. 1661.

136TH ST, 100 West, s w cor Lenox av, new toilet room to 5-sty brick stores and apartments; cost, \$75; owners, Lenox Investing Co., 30 Broad st; architect, Robt. A. Fash, 163 West 20th st. Plan No. 1626.

181ST ST, 646 West, s w cor Wadsworth av, cellar stairs to 2-sty brick stores and offices; cost, \$500; owners, Estate of Robt. E. Westcott, 52 Willow st; architect, Robt. J. Conrad, 503 West 141st st. Plan No. 1670.

207TH ST, 548 West, s w cor Sherman av, new store front and marquis to 1-sty brick store; cost, \$1,500; owner, Geo. L. Lawrence, 2228 Broadway; architect, Geo. Dress, 1436 Lexington av. Plan No. 1659.

AV A, 17 masonry, steel and new store front to 4-sty brick store, office and dwelling; cost, \$6,000; owner, Walburga Horn, 447 East 9th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1646.

AMSTERDAM AV, 1722, alterations to 5-sty brick tenement; cost, \$50; owner, Chas. Ungrich, 475 West 144th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1616.

BOWERY, 145-149, new plumbing, stairs and store fronts to 5-sty brick store and lofts; cost, \$5,000; owners, Estate of Hyman Morange, 127 West 183d st, John H. Fisher, Trustee; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1652.

BOWERY, 77-79, masonry, new partitions and fireproofing to 5-sty brick factory; cost, \$5,000; owner, Lucy J. Smith, care of Farmers Loan & Trust Co., 22 William st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1650.

BOWERY, 209, new windows to 5-sty brick store and loft; cost, \$200; owner, Chas. L. Stickney, 49 East 127th st; architect, Wm. Clark, 66 Pearl st. Plan No. 1630.

BOWERY, 83-85, new doors and partitions to 5-sty brick lodging house; cost, \$300; owners, John P. Jube & Wm. H. Lyons, 85 Bowery; architect, Max Muller, 115 Nassau st. Plan No. 1662.

BROADWAY, 1794, n e cor 58th st, new door and partition to 2-sty brick store; cost, \$200; owner, George Ehret, 1197 Park av; architect, Joel D. Barber, 569 5th av. Plan No. 1666.

BROADWAY, 192, n e cor John st, fireproof mezzanine floor to 16-sty brick offices; cost, \$1,612; owners, Chatham & Phoenix National Bank, 192 Broadway; architects, J. W. Fiske Iron Works, 78 and 80 Park pl. Plan No. 1611.

BROADWAY, 733-735, fireproofing to 10-sty brick lofts and stores; cost, \$1,500; owners, The Estate of John Downey, 2 Wall st, Chas. A. Peabody, Trustee; architect, J. Francis Burrows, 410 West 34th st. Plan No. 1587.

BROADWAY, 874, n e cor 18th st, change partition to 10-sty brick offices; cost, \$300; owners, The Estate of Ewen McIntyre, 303 West 74th st; architects, Smith & Miller, 1181 Broadway. Plan No. 1631.

BRADWAY, 1426, increase tank capacity to 4-sty brick theatre and offices; cost, \$500; owner, Al Hyman, Empire Theatre Building; architects, Delano & Aldrich, 4 East 39th st. Plan No. 1632.

BROADWAY, 1192-1198, s e cor 29th st, new doors and partitions to 12-sty brick hotel and stores; cost, \$2,000; owners, Hotel Operating Association, 111 Broadway; architect, W. Bloom, 111 Broadway. Plan No. 1620.

BROADWAY & 109TH ST, n e cor, masonry, new front and partitions to 5-sty brick stores and tenement; cost, \$5,000; owner, Thalia W. Millett, Irvington-on-Hudson; architects, Townsend, Steine & Haskell, Inc., 1328 Broadway. Plan No. 1619.

COLUMBUS AV, 141-147, n e cor 66th st, pent-house to 4-sty brick restaurant and assembly; cost, \$100; owner, Thos. Healy, 141-147 Columbus av; architect, Wm. H. Gompert, 171 Madison av. Plan No. 1640.

LENOX AV, 291, new window to 4-sty brick tenement and store; cost, \$50; owner, George

Ehret, 1197 Park av; architect, Frank Hausle, 81 East 125th st. Plan No. 1639.

PARK AV, 590-592, masonry to 4-sty brick store and tenement; cost, \$2,000; owner, City Real Estate Co., 701 Madison av; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1584.

PARK ROW, 182, iron stairs and new partitions to 5-sty brick lodging house; cost, \$300; owner, Louisa M. Gerry, 258 Broadway; architect, Harry Zlot, 63 Grand st. Plan No. 1672.

1ST AV, 1682, se cor 88th st, new partitions, store front and plumbing to 4-sty brick stores and tenements; cost, \$1,000; owner, Wm. Infield, 306 East 72d st; architects, Steyer & Vander Clute, 33 West 42d st. Plan No. 1594.

1ST AV, 87, new store front to 5-sty brick tenement; cost, \$350; owner, Leopold Barth, 32 Cooper sq; architect, Adolph Mertin, 34 West 28th st. Plan No. 1589.

1ST AV, 1185-1187, n w cor 64th st, new balcony and stairs to 1-sty brick moving picture theatre; cost, \$100; owner and architect, Louis A. Sheinart, 194 Bowery. Plan No. 1629.

1ST AV, 65, new plumbing to 4-sty brick store and tenement; cost, \$500; owner, Anna Schmidt, 159 East 80th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1625.

2D AV, 328-334, n e cor 19th st, masonry to 4-sty brick hospital; cost, \$200; owners, N. Y. Skin & Cancer Hospital, 19th st and 2d av; architect, Harry N. Paradise, 231 West 18th st. Plan No. 1637.

2D AV, 1313, n w cor 69th st, new store fronts to 5-sty brick stores and tenement; cost, \$500; owners, Peter Doelger Brewing Co., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1624.

2D AV, 430, masonry and steel to 4-sty brick tenement; cost, \$400; owner, Estate of M. J. Adrian, 137 East 34th st; architect, John H. Friend, 148 Alexander av. Plan No. 1601.

2D AV, 1817, n e cor 94th, new store front to 5-sty brick tenement; cost, \$100; owner, Frank J. Eberhard, 291 Lenox av; architect, Louis E. Dell, 1133 Broadway. Plan No. 1667.

3D AV, 2314, fire escape to 1-sty brick moving picture theatre; cost, \$100; owner, John D. Thees, 313 Lenox av; architect, Jonas King, 1931 Madison av. Plan No. 1612.

3D AV, 1334, new store front to 5-sty brick store and tenement; cost, \$200; owners, Aaron & Rosenberg, 11 John st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1638.

4TH AV, 295-297, s e cor 23d st, 2-sty addition in height to 8-sty brick store, offices and home; cost, \$30,000; owners, The N. Y. Society for the Prevention of Cruelty to Children, John D. Lindsay, Pres., 297 4th av; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 1598.

5TH AV, 2238, new windows and partitions to 5-sty brick stores and tenement; cost, \$1,000; owners, Weil & Mayer, 5 Beekman st; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 1613.

5TH AV, 418-420, s w cor 38th st, new front elevator and flooring to 6-sty brick store and lofts; cost, \$60,000; owner, Charlotte Weatherley, care Thos. A. Weatherley, 628 5th av; architect, Edward Necarsulmer, 507 5th av; lessee, Flurschheim & Simon, 414 5th av. Plan No. 1599.

5TH AV, 932, masonry, new stairs and plumbing to 4-sty brick dwelling; cost, \$3,000; owner, Mortimer L. Schiff, 932 5th av; architect, Chas. P. H. Gilbert, 1123 Broadway. Plan No. 1590.

5TH AV, 562, wood tank to 5-sty brick store and offices; cost, \$150; owner, Caroline S. Harper, care W. A. White & Co., 62 Cedar st; architect, Wm. H. Dusenbury, 234 5th av. Plan No. 1588.

5TH AV, 1358, s w cor West 113th st, iron columns to 5-sty brick stores and tenement; cost, \$400; owner, Joseph Stern, 96 Broadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1582.

5TH AV, 546, n w cor 45th st, new store front, stairs and elevator to 6-sty brick store and offices; cost, \$5,000; owners, Estate of Adelaide S. Browning, Wm. H. Browning, Exr., 16 Cooper sq; architect, Julius Harder, 120 West 32d st. Plan No. 1623.

5TH AV, 11-17, n e cor 8th st, masonry and steel to 5-sty brick hotel; cost, \$1,000; owner, Emma C. Roche, 127 Hilton av, Hempstead, L. I.; architect, Geo. Provot, 104 West 42d st. Plan No. 1605.

5TH AV, 381, new balcony, stairs and store front to 6-sty brick store and lofts; cost, \$4,000; owners, Estate of Thomas Carner, Columbus O. Iselin, Trustee, New Rochelle, N. Y.; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 1673.

6TH AV, 820, general alterations to 4-sty brick store, offices and dwelling; cost, \$2,500; owners, Estate of Stephen Hayes, Isabelle M. Hayes et al, Exec., 2 East 128th st; architect, John P. Voelker, 979 3d av. Plan No. 1608.

6TH AV, 523 1/2, new store front to 2-sty brick store; cost, \$100; owners, Mandelbaum & Levine, 135 Broadway; architect, Paul C. Haan, 110 West 34th st. Plan No. 1593.

8TH AV, 612-616, alterations to 3-sty brick store, office and dwelling; cost, \$5,000; owner, Louis F. Massucci, 612 8th av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 1635.

8TH AV, 551, new plumbing to 3-sty brick moving picture theatre and photographer; cost, \$150; owner, Louise Livingston, 27 West 57th st; architect, C. B. Brun, 108-110 West 34th st. Plan No. 1669.

8TH AV, 644-648, alterations to 5-sty brick stores and offices; cost, \$300; owners, Wm. Morris, Inc., Times Bldg; architect, Thos. W. Lamb, 644 8th av. Plan No. 1657.

8TH AV, 930, n e cor 55th st, new store fronts and general alterations to 5-sty brick store and tenement; cost, \$2,500; owner, Emily A. Redmond, 56 8th av, Brooklyn; architect, Clarence L. Seft, 110 West 40th st. Plan No. 1675.

9TH AV, 741, n w cor 50th st, rearrange partitions to 5-sty brick stores and tenement; cost, \$250; owners, Estate of John Tietjen, 174 Centre st; architect, Joseph C. Cocker, 2017 5th av. Plan No. 1664.

9TH AV, 517, new operators and plumbing to 3-sty brick moving picture show and club; cost, \$500; owner, Mrs. Lora Block, 149 Pulaski st; architects, Glucroft & Glucroft, 34 Graham av, Brooklyn. Plan No. 1622.

## Bronx.

HOFFMAN ST, w s, 120 n 184th st, alter booth and seats to open air theatre; cost, \$200; lessee, Chas. Cogut, 35 West 115th st; architect, Edw. J. L. Raldiris, 167th st and Teller av. Plan No. 210.

LEBANON ST, 1111, move 2-sty and attic frame dwelling; cost, \$1,000; owner, Francis J. Unger, 1113 Lebanon st; architect, Wm. Kraiss, 121 S. 9th av, Mt. Vernon. Plan No. 203.

LEBANON ST, 1115, move 2-sty and attic frame dwelling; cost, \$1,000; owner, Francis J. Unger, 1113 Lebanon st; architect, Wm. Kraiss, 121 S. 9th av, Mt. Vernon. Plan No. 203.

LEBANON ST, n s, 75 e Devoe st, move 2 1/2-sty frame dwelling; cost, \$700; owner, Marie Richly, premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 212.

VAN BUREN ST, 1631, 1-sty frame extension, 20.6x10, to 2-sty frame dwelling; cost, \$200; owner, Wm. Abele, on premises; architect, Anthony Vendraseo, 1457 Rosedale av. Plan No. 213.

137TH ST, 520, new toilets to 4-sty brick nicotette and meeting rooms; cost, \$250; owner, The 7th Av. Amusement Co., 74 Broadway; architect, Abraham Berres, 35 Nassau st. Plan No. 205.

139TH ST, 365, 1-sty brick extension, 25x14.6, to 3-sty frame store and dwelling; cost, \$800; owner, Irene Schmaelzlein, on premises; architect, Albert E. Davis, 258 East 138th st. Plan No. 214.

165TH ST, s w cor Washington av, new roof to 1-sty frame store; cost, \$1,000; owner, Elise Ehrweiler, 1031 Washington av; architect, Fred Hammond, 391 East 149th st. Plan No. 227.

165TH ST, 432, new wall to 2-sty frame dwelling; cost, \$200; owner, A. C. Anberry, 35 Nassau st; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 226.

173D ST, 501, new beams, new columns, new partitions to 4-sty brick store and tenement; cost, \$2,000; owner, Oscar Kloberg, 452 East 179th st; architect, Frank P. Schiavone, 4182 Park av. Plan No. 211.

179TH ST, s s, 125 w Bronx Park av, move 2-sty frame dwelling; cost, \$800; owner, Michael D. Howard, 2017 Boston rd; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 222.

187TH ST, s s, 218 e Arthur av, two 1-sty frame extensions, 16.6x14 each to two 2-sty frame stores, dwellings and offices; cost, \$800; owner, Peter Cinelli, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 228.

BRONX PARK AV, w s, 123.36 s Walker av, move two 2-sty and attic frame dwellings; cost, \$3,000; owner, Chas. H. Baechler, 1126 Walker av; architect, B. Ebeling, 135 Westchester sq. Plan No. 215.

CHATTERTON AV, s e cor Havemeyer av, move 1-sty frame shed; cost, \$200; owner, J. M. Mary, 907 Faile st; architect, Kreymborg Archt. Co., 1029 East 163d st. Plan No. 207.

CLINTON AV, n s, 119.11 1/2 s 181st st, new partitions to 2-sty brick dwelling; cost, \$50; owner, Annie E. Lieberum, on premises; architect, John G. Schuman, Jr., 2110 Mapes av. Plan No. 209.

CYPRESS AV, 112, new show windows, new stairs, new partitions to 3-sty frame store and dwelling; cost, \$700; owners, Catherine & Water St. Bldg. Co., 14 Maiden lane; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 218.

FOREST AV, 950, 2-sty frame extension, 12.6x5.6, and new store front to 3-sty frame store and dwelling; cost, \$1,000; owner, Wm. Surtlink, 742 St Anns av; architects, Koppe & Moore, 830 Westchester av. Plan No. 216.

VAN NEST AV, 867, remove projections from 2-sty frame dwelling; cost, \$300; owner, John Jung, on premises, architect, Fredk. Seelmann, 848 Van Nest av. Plan No. 224.

WALKER AV, n s, 134.02 w Bronx Park av, move 2-sty frame dwelling; cost, \$1,500; owner, Michael D. Howard, 2017 Boston rd; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 221.

WALLACE AV, w s, 65.9 s Bronxdale rd, move 2 1/2-sty frame dwelling; cost, \$1,000; owner, Andrew J. Flood, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 225.

WASHINGTON AV, 1527, remove projections from 5-sty brick tenement; cost, \$400; owner, Ida Goldblum, on premises; architect, Oscar Lowinson, 5 West 31st st. Plan No. 217.

WASHINGTON AV, 1077, remove projections from 5-sty brick tenement; cost, \$400; owner, Henry Lunsman 1134 Fox st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 219.

WASHINGTON AV, 1073-1075, remove projections from two 5-sty brick tenements; cost, \$800; owner, Wm. Hubert, 361 South 4th av, Mt. Vernon; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 220.

WASHINGTON AV, 1648 to 1652, remove encroachments and new fire passage to two 6-sty brick tenements; cost, \$1,000; owner, Nathan Cohen, 73 East 124th st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 208.

WESTCHESTER AV, 2366, new store front, new partitions to 2-sty frame store; cost, \$300; owner, Elize Bentz, Chatterton av; architect, Anton Pirner, 2069 Westchester av. Plan No. 206.

WILKINS AV, 1334, new post, new girder to 3-sty frame store and dwelling; cost, \$100; owner, August Badt, on premises; architect, J. Ludvigson, 1181 Stebbins av. Plan No. 223.

**Brooklyn.**

BAYARD ST, 143, extension to 2-sty tenement; cost, \$500; owner Sabino Laviglia, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 2726.

BARBEY ST, 543, extension to 2-sty dwelling; cost, \$100; owner, Victor Bochon, premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 2834.

ELLERY ST, 7, repair fire damage to 3-sty tenement; cost, \$300; owner, Hyman Shapiro, on premises; architect, Chas. A. Mele, 37 Liberty av. Plan No. 2884.

GRAFTON ST, 56, interior alterations to 3-sty store and tenement; cost, \$350; owner, Fannie Edelstein, 1840 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2856.

HAVEMEYER ST, 185, interior and exterior alterations to 2-sty dwelling; cost, \$800; owner, F. Ammann, 351 Bedford av; architect, Harold G. Dangler, 215 Montague st. Plan No. 2763.

KEAP ST, 140, interior alterations to 3-sty dwelling; cost, \$300; owner, Abraham Weinbaum, premises; architect, Jacob Fein, 99 Powell st. Plan No. 2794.

LEONARD ST, 641, interior alterations to 3-sty tenement; cost, \$500; owner, Frances M. Patterson, on premises; architect, R. Sylvester Baker, 1942 61st st. Plan No. 2870.

MAGENTA ST, 93, extension to garage; cost, \$2,500; owner, Geo. Coleman, 91 Magenta st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2714.

MAGENTA ST, 112, interior alterations to 4-sty tenement; cost, \$150; owner, Emil Reineking, 386 Crescent st; architect, Lawrence J. Frank, Jr., 206 Crescent st. Plan No. 2882.

MAUJER ST, 231, exterior alterations to 4-sty tenement; cost, \$500; owner, Sam'l Goldinger, 492 Greene av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2744.

NOLL ST, 19, interior and exterior alterations to 2-sty pack house; cost, \$10,000; owners, Obermeyer & Liebmann, Inc., on premises; architects, F. Wunder & Son, 957 Broadway. Plan No. 2724.

NORTH ELLIOTT PL, 39, interior alterations to 7-sty tenement; cost, \$300; owner, Saverio Scali, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2742.

OAK ST, 17-27, extension to 4-sty shop; cost, \$10,000; owner, American Mfg. Co., Noble and West sts; architect, Wm. Higginson, 21 Park row, Manhattan. Plan No. 2775.

OAKLAND ST, 95, interior alterations to 3-sty dwelling; cost, \$700; owner, John J. Beehil, on premises; architect, John G. Dryer, 75 Oakland st. Plan No. 2755.

PARK PL, 1721, alterations to 2-sty store and dwelling; cost, \$600; owner, Hyman Schwartz, on premises; architects, Faber & Markowitz, 189 Montague st. Plan No. 2710.

PARK PL, 1728, extension to 1-sty store; cost, \$200; owners, Harry & Bessie Schwartz, 189 Montague st; architects, Farber & Markowitz, 189 Montague st. Plan No. 2888.

ST JOHNS PL, 1424, exterior alterations to 1-sty frame dwelling; cost, \$200; owner, Geo. O'Neill, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 2863.

SANFORD ST, 108, interior alterations to 3-sty tenement; cost, \$500; owner, John J. Simpson, on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 2872.

STATE ST, 194, exterior alterations to dwelling; cost, \$900; owner, Kath V. Garvey, 67 Livingston st; architects, Parfitt Bros., 26 Court st. Plan No. 2749.

WASHINGTON ST, 103, interior alterations to 4-sty tenement; cost, \$200; owner, Jas. McKenny, on premises; architect, W. J. Conway, 400 Union st. Plan No. 2712.

SOUTH 1ST ST, 34, extension to 5-sty factory; cost, \$1,750; owners, S. Monday & Son, on premises; architects, Farber & Markowitz, 189 Montague st. Plan No. 2745.

WEST 1ST ST, 3032, general alterations to 2-sty stable; cost, \$1,200; owner, Sacharo Rubins, 202 West av; architect, Robert T. Schaefer, 1526 Flatbush av. Plan No. 2759.

75TH ST, 1270, move 2-sty dwelling; cost, \$500; owner, Abr. Marcus, 1770 Park pl; architects, Farber & Markowitz, 189 Montague st. Plan No. 2855.

EAST 13TH ST, 1483, exterior alterations to 2-sty dwelling; cost, \$600; owner, Miss Margaret O'Brien, premises; architect, Chas A. Olsen, 1314 70th st. Plan No. 2815.

WEST 15TH ST, 2870, raise 3-sty dwelling; cost, \$600; owner, Francesco Senilla, premises; architect, Rosso Meza, 2857 West 5th st. Plan No. 2803.

20TH ST, 270, store front to 3-sty store and tenement; cost, \$250; owner, Carmela Trimboli, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 2907.

55TH ST, 2329, raise 2-sty dwelling; cost, \$200; owner, John Kaufman, 2165 84th st; architect, O. B. Almgren, Surf av and West 24th st. Plan No. 2793.

EAST 94TH ST, 1445, extension to 2-sty dwelling; cost, \$1,000; owner, Wm. L. Klee, on premises; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 2757.

AV D, 3903, chimneys to four 2-sty dwellings; cost, \$300; owner, Julius Lehrenkraus, 359 Fulton st; architect, Maxwell A. Cantor, 39 West 38th st, Manhattan. Plan No. 2797.

ARLINGTON AV, 157, extension to 2-sty dwelling; cost, \$350; owner, Martha Whispell, on premises; architect, Louis F. Schillinger, 167 Van Sielen av. Plan No. 2928.

BROADWAY, 1943, interior alt to 4-sty store and dwelling; cost, \$500; owner S. Liebmann's Sons Brewing Co., 26 Forrest st; architect, T. Engelhardt, 905 Broadway. Plan No. 2786.

BUFFALO AV, 34, extension to 2-sty dwelling; cost, \$250; owner, John Dyer, on premises; architect, Irving B. Ellis, 47 West 34th st, Manhattan. Plan No. 2883.

BUSHWICK AV, 1632, plumbing to garage; cost, \$350; owner, Evergreen Brewery, on premises; architect, August Keller, 168 East 91st st, Manhattan. Plan No. 2709.

CARLTON AV, 437, fire-escapes to 5-sty warehouse; cost, \$500; owner, Edw. Smith, Rodney st and Bedford av; architect, Willard Parker, 34 McDonough st. Plan No. 2911.

CENTRAL AV, 116, extension to 3-sty tenement; cost, \$350; owner, Giacomo Marchese, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 2865.

CHRISTOPHER AV, 290, interior alterations to 3-sty tenement; cost, \$500; owner, Samuel Bretschneider, premises; architects, Eisenla & Carlson, 16 Court st. Plan No. 2796.

DE KALB AV, 488, interior alterations to 3-sty store and dwelling; cost, \$2,340; owner, Adeline E. Wyckoff, 58 Hanson pl; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 2750.

DE KALB AV, 557, interior alterations to 5-sty factory; cost, \$500; owner, Jacob Albert, premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 2805.

EASTERN PARKWAY, 874, extension to 3-sty dwelling; cost, \$3,000; owner, James S. Gold, 3d av and 1st st; architects, Laspia & Salvati, 525 Grand st. Plan No. 2727.

EVERGREEN AV, 97, exterior alterations to 3-sty tenement; cost, \$200; owner, Abraham Roskowitz, premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 2829.

GRAHAM AV, 434-6, store fronts to two 3-sty stores and tenements; cost, \$800; owner, Esther Weiner, 432 Graham av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2876.

HAMBURG AV, 610, enlarge booth in theatre; cost, \$150; owner, Chas. L. Meister, 612 Hamburg av; architect, Louis Berger & Co., 1652 Myrtle av. Plan No. 2914.

HOPKINSON AV, 432, interior and exterior alterations to dwelling; cost, \$3,000; owner, Dora Green, 335 Amboy st; architects, Cohn Bros., 361 Stone av. Plan No. 2713.

HOPKINSON AV, 906, extension to 1-sty store and dwelling; cost, \$1,000; owner, Max Rosenberg, 915 Hopkinson av; architects, Cohn Bros., 361 Stone av. Plan No. 2868.

HUDSON AV, 196, interior and exterior alterations to 2-sty dwelling; cost, \$850; owner, John Delegro, 186 4th av; architects, Laspia & Salvati, 525 Grand st. Plan No. 2854.

JAMAICA AV, 189, exterior alterations to two 2-sty dwellings; cost, \$2,000; owner, Hugh Rosenstein, on premises; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2886.

JAMAICA AV, 128, interior alterations to 1-sty shop; cost, \$250; owner, Wm. F. Deegan, 575 Hart st; architect, David A. Lucas, 98 3d st. Plan No. 2860.

JAMAICA AV, 46, interior alterations to 2-sty factory; cost, \$100; owner, John W. Gastinger, 44-6 Boerum pl; architect, Louis F. Schillinger, 106 Van Sielen av. Plan No. 2929.

MONTROSE AV, 1173, interior alterations to 3-sty store and dwelling; cost, \$350; owner, F. Paterno, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 2864.

PITKIN AV, 1840, interior alterations to 3-sty store and tenement; cost, \$500; owner, Max Kahane, 35 Ellery st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2857.

PITKIN AV, 1716, extension to 3-sty store and dwelling; cost, \$2,200; owner, Linax Bernstein, 1741 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2806.

ROCHESTER AV, 80, move 1-sty shed; cost, \$600; owner, Hugh Kenney, 1801 Dean st; architects, Parfitt Bros., 26 Court st. Plan No. 2812.

ST. MARKS AV, 251, extension to 3-sty garage and dwelling; cost, \$15,000; owner, John T. McGarvey, on premises; architects, Dodge & Morrison, 135 Front st, Manhattan. Plan No. 2734.

SARATOGA AV, 617, interior alterations to 2-sty dwelling; cost, \$1,000; owner, Lena Lippman, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 2867.

STONE AV, 734, extension to stable; cost, \$1,000; owner, Sam'l Birnbaum, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2708.

SUTTER AV, 511, extension to 2-sty store and dwelling; cost, \$500; owner, Chas. Lesser, 501 Sutter av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 2778.

SUTTER AV, 408, interior alterations to 3-sty store and tenement; cost, \$100; owner, Jos. Stern, 164 Stanton st, Manhattan; architects, Cohn Bros., 361 Stone av. Plan No. 2930.

TILDEN AV, 2152, move 3-sty store and dwelling; cost, \$3,500; owner, Louis Miller, 1011 Flatbush av; architects, Smith & Holler, 82 Wall st, Manhattan. Plan No. 2900.

WASHINGTON AV, 301, interior alterations to 3-sty dwelling; cost, \$4,000; owner, Darwin R. James, on premises; architect, Howard Major, 281 5th av, Manhattan. Plan No. 2764.

WILLIAMS AV, 14, interior and exterior alterations to 2-sty stable; cost, \$1,500; owner, Alex Campbell Milk Co., 802 Fulton st; architects, Hopkins & McEntee, 37 East 28th st, Manhattan. Plan No. 2769.

WILLIAMS AV, 886, extension to dwelling; cost, \$1,000; owner, Louis Winegar, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 2707.

13TH AV, 4911, extension to dwelling; cost, \$2,000; owner, Morris Kaplan, on premises; architect, Henry Z. Harrison, 61 West 117th st, Manhattan. Plan No. 2743.

15TH AV, 5511, exterior alterations and extension to 2-sty dwelling; cost, \$1,000; owner, Eliz. Sugarman, premises; architect, Maxwell A. Cantor, 39 West 38th st, Manhattan. Plan No. 2798.

**Queens.**

ARVERNE.—Boulevard, 1007, store front; cost, \$100; owner, Sheffield Farms Co., 528 West 57th st, Manhattan. Plan No. 859.

BAYSIDE.—8th st, n e cor Broadway, electric sign on store; cost, \$50; owner, C. M. Greiner, premises. Plan No. 867.

BEECHURST.—15th av, e s, 82 s 32d st, new bay window to dwelling; cost, \$125; owner, Mrs. Mary Deinke, premises. Plan No. 863.

BROOKLYN HILLS.—Freedom av, s w cor Worth st, new plumbing, dwelling; cost, \$50; owner, W. H. Cole, premises. Plan No. 886.

COLLEGE POINT.—13th st, n e cor 1st av, 1-sty frame extension, 60x129, rear of Sunday school, interior alterations; cost, \$2,000; owner, St. Paul's Chapel, College Point; architect, Frank A. Collins, 24 South st, Flushing. Plan No. 869.

COLLEGE POINT.—14th st, e s, 200 s 6th av, gas piping in dwelling; cost, \$10; owner, H. Smith, premises. Plan No. 826.

COLLEGE POINT.—2d av, n s, 100 e 12th st, plumbing dwelling; cost, \$100; owner, M. G. Blackwell, premises. Plan No. 840.

EDGEWERE.—Wavecrest av, e s, 600 s Sprayview av, new porch to dwelling; cost, \$185; owner, Rebecca Wright, premises. Plan No. 862.

EVERGREEN.—Summerfield st, n s, 376 e Wyckoff av, new plumbing in dwelling; cost, \$50; owner, A. Weisenberger, premises. Plan No. 829.

FAR ROCKAWAY.—Forest av, w s, 190 n Bayview av, 1-sty frame extension, 9x15, rear dwelling, tin roof; cost, \$250; owner, Geo. Muller, premises. Plan No. 868.

FAR ROCKAWAY.—Mott av, n w cor Alcott pl, 2-sty frame extension, 36x17, side 2-sty frame dwelling, shingle roof, general interior alterations; cost, \$15,000; owner, Frances Draz, 24 Hudson st, Manhattan; architects, Palmer, Hornbostel & Jones, 63 William st, Manhattan. Plan No. 864.

FLUSHING.—Main st, e s, 107 s Washington st, interior alterations to dwelling to provide for moving picture show; cost, \$15,000; owner, Rebecca Agnew, 604 East 135th st, Bronx; architect, T. W. Lamb, 644 8th av, Manhattan. Plan No. 873.

FLUSHING.—Wilson av, n e cor Madison av, repair stand; cost, \$50; owner, L. I. R. Co., Penn Terminal, Manhattan. Plan No. 827.

FLUSHING.—Jamaica av, 243, new plumbing in dwelling; cost, \$190; owner, H. Wise, premises. Plan No. 822.

FLUSHING.—Amity st, 469, 1-sty frame extension, 24x10, rear dwelling, tin roof; cost, \$250; owner, Elsie Hilt, premises. Plan No. 846.

GLENDALE.—Cooper av, s s, 156 w Metropolitan av, 1-sty frame extension, 13x18, side milk house, tin roof; cost, \$300; owner, Jacob Blum, premises; architect, M. Perlestein, Middle Village. Plan No. 844.

GLENDALE.—Indiana pl, n s, 140 w Tesla pl, new plumbing in dwelling; cost, \$60; owner, N. Albrecht, premises. Plan No. 823.

JAMAICA.—Hillside av, n w cor Flushing av, new porch on hotel and interior alterations; cost, \$2,800; owner, Ulmer Brewing Co., Brooklyn; architects, Koch & Wagner, Court st, Brooklyn. Plan No. 825.

JAMAICA.—Rockaway rd, e s, 376 n South st, interior alterations to dwelling; cost, \$500; owner, J. Jakazewski, 151 Rockaway rd, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 870.

L. I. CITY.—8th av, s w cor Wolcott av, gas in dwelling; cost, \$30; owner, F. Chris, premises. Plan No. 837.

L. I. CITY.—Greenpoint av, 47, interior alterations to tenement to provide water closet compartments, new plumbing; cost, \$325; owner, Mrs. P. Powers, 7 Hulst st, L. I. City. Plan No. 831.

L. I. CITY.—Borden av, 83, new plumbing in dwelling; cost, \$75; owner, Ida Hass, premises. Plan No. 821.

L. I. CITY.—Marion st, w s, 272 n Paynter av, 1-sty to be built underneath dwelling, interior alterations; cost, \$700; owner, M. Chelse, 13 Marion st, L. I. City; architect, Wm. Lehr, 212 Prospect st, L. I. City. Plan No. 819.

L. I. CITY.—Foot of Front st, new plumbing in wash room; cost, \$150; owner, McWilliam Property, 1 Broadway, Manhattan. Plan No. 848.

L. I. CITY.—Hamilton st, 475-77-79, 1-sty brick extension, 22x22, rear dwelling, tin roof, interior alterations; cost, \$2,500; owners, Seifert & Wintzdorf, 545 2d av, L. I. City. Plan No. 847.

L. I. CITY.—Grand av, s s, 100 w 2d av, new plumbing, dwelling; cost, \$25; owner, M. Danadag, 536 2d av, L. I. City. Plan No. 858.

L. I. CITY.—Jamaica av, s w cor Lockwood st, new plumbing, dwelling; cost, \$150; owner, M. Jones, premises. Plan No. 851.

L. I. CITY.—13th av, w s, 150 n Newton rd, new plumbing, dwelling; cost, \$100; owner, H. Wagner, premises. Plan No. 854.

L. I. CITY.—2d av, 546, gas piping, dwelling; cost, \$20; owner, M. Blackstead, premises. Plan No. 855.

L. I. CITY.—Elm st, 192, new plumbing, dwelling; cost, \$20; owner, M. Markstein, premises. Plan No. 856.

L. I. CITY.—Hancock st, w s, 285 s Pierce av, 2-sty frame extension, 6x9, rear dwelling, tin roof; cost, \$300; owner, Julia Lorese, 411 Hancock st, L. I. City. Plan No. 866.

L. I. CITY.—Van Alst av, 560, new foundation and other slight alterations to dwelling; cost, \$450; owner, D. Pascarosa, premises. Plan No. 872.

L. I. CITY.—6th av, e s, 475 s Broadway, 2-sty frame extension, 24x12, side and rear dwelling, tin roof, interior alterations; cost, \$900; owner, A. Fisher, 256 6th av, L. I. City; architect, Jacob Berger Co., 349 13th av, L. I. City. Plan No. 883.

## Plans Filed—Alterations—Queens (Cont.)

L. I. CITY.—North William st, 47, new plumbing, dwelling; cost, \$50; owner, H. Green, premises. Plan No. 874.

L. I. CITY.—Van Pelt st, e s, 68 s Greenpoint av, new plumbing, dwelling; cost, \$50; owner, Mrs. Cahill, premises. Plan No. 875.

L. I. CITY.—South Washington pl, s s, 200 e Academy st, new plumbing, dwelling; cost, \$25; owner, N. Hollwick, premises. Plan No. 876.

L. I. CITY.—South Washington pl, s s, 100 e Academy st, gas piping, dwelling; cost, \$25; owner, G. Stoppil, premises. Plan No. 877.

L. I. CITY.—Radde st, 133, gas, dwelling; cost, \$25; owner, M. Werner, premises. Plan No. 878.

L. I. CITY.—16th av, e s, 500 s Wilson av, gas piping, dwelling; cost, \$10; owner, J. Flynn, premises. Plan No. 880.

MASPETH.—Perry av, 115, 1-sty frame extension, 20x24, rear of dwelling, tin roof; cost, \$180; owner, L. Barzewski, premises. Plan No. 871.

MIDDLE VILLAGE.—Metropolitan av, n s, 400 w LeForge st, new plumbing, dwelling; cost, \$75; owner, M. Palmer, premises. Plan No. 882.

MORRIS PARK.—Lefferts av, e s, 140 s Beaufort st, new plumbing, dwelling, cost, \$50; owner, A. Kessler, premises. Plan No. 884.

MORRIS PARK.—Beaufort st, s s, 30 w Vine st, new plumbing, 2 dwellings, cost, \$100; owner, D. Dun, premises. Plan Nos. 842-43.

MORRIS PARK.—Broadway, n s, 100 e Wicks st, new plumbing in store; cost, \$30; owner, H. Poppe, Jamaica. Plan No. 828.

RICHMOND HILL.—Spruce st, e s, 130 s Jerome av, plumbing in dwelling; cost, \$90; owner, C. E. Singer, premises. Plan No. 834.

RICHMOND HILL.—Jerome av, s s, 100 w Lefferts av, new plumbing in dwelling; cost, \$80; owner, C. E. Keller, premises. Plan No. 835.

RICHMOND HILL.—Church st, w s, 30 s Chichester av, new plumbing in dwelling; cost, \$90; owner, W. Keenan, premises. Plan No. 836.

RICHMOND HILL.—Clinton st, w s, 410 n Jerome av, plumbing, dwelling; cost, \$50; owner, R. E. Lee, premises. Plan No. 838.

RICHMOND HILL.—Clinton st, w s, 285 n Jerome av, new plumbing, dwelling; cost, \$50; owner, R. E. Lee, premises. Plan No. 839.

RICHMOND HILL.—Metropolitan av, n s, 68 e Gould st, new foundation to shop; cost, \$40; owner, R. Guideron, premises. Plan No. 860.

RICHMOND HILL.—South Oak st, 31-33, new plumbing, dwelling; cost, \$50; owner, D. Deutsch, premises. Plan No. 857.

RICHMOND HILL.—Hamilton st, w s, 180 s Chichester av, new plumbing, dwelling; cost, \$50; owner, C. Heller, premises. Plan No. 885.

RIDGEWOOD.—Myrtle av, s w cor Madison av, interior alterations to hotel; cost, \$3,000; owners, Welz & Zerweck, premises; architects, Shampman & Shampman, 772 Broadway, Brooklyn. Plan No. 833.

RIDGEWOOD.—Madison st, n s, 160 w Myrtle av, interior alterations to garage; cost, \$500; owners, Welz & Zerweck, Myrtle and Wyckoff avs, Ridgewood; architects, Shampman & Shampman, 772 Broadway, Brooklyn. Plan No. 832.

RIDGEWOOD.—Cooper av, n s, 103 w Irving av, erect new porch on dwelling; cost, \$75; owner, Jos. Anton, premises. Plan No. 824.

RIDGEWOOD.—Palmetto st, 637, 1 and 2-sty frame extension, 14x69, front stable, tin roof; cost, \$1,000; owner, John Kull, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 820.

ROCKAWAY BEACH.—Grove av, w s, 75 s Boulevard, new plumbing, dwelling; cost, \$150; owner, Emil E. Kummers, premises. Plan No. 861.

ROCKAWAY POINT.—Washington av, s s, 100 w Mohawk st, install new passenger elevator in hospital; cost, \$3,500; owner, Sea Breeze Hospital, premises. Plan No. 852.

ROCKAWAY BEACH.—Boulevard, 122-24, new store front; cost, \$25; owner, J. Wagner, premises. Plan No. 850.

WHITESTONE.—22d st, n s, 100 e 8th av, new plumbing, dwelling; cost, \$75; owner, W. Ensign, premises. Plan No. 849.

WHITESTONE.—North 8th av, 83, new porch dwelling; cost, \$100; owner, C. F. O'Donnell, premises. Plan No. 841.

WHITESTONE.—7th av, n e cor 20th st, 2 1/2-sty frame extension, 13x9, side, 2 1/2-sty dwelling, tin roof; cost, \$300; owner, John Quinn, 7th av, Whitestone. Plan No. 845.

WHITESTONE.—West 6th st, 29, 1-sty frame extension, 46x10, front of shed, tin roof; cost, \$150; owner, J. Dooley, premises. Plan No. 853.

WINFIELD.—Forest st, e s, 200 n Worthington st, new foundation to dwelling; cost, \$350; owner, J. Kleach, Winfield. Plan No. 830.

## Richmond.

ALBION PL, s s, 125 e Heberton av, Port Richmond, small addition to frame dwelling; cost, \$50; owner, Mrs. L. Scofield, Port Richmond; builder, F. B. Sterner, West Brighton. Plan No. 155.

GRIFFIN ST, w s, 125 s Turnpike, 10, Tompkinsville, 1-sty addition, cement floor, to frame dwelling; cost, \$500; owner, E. L. Kindt, Tompkinsville; builder, G. B. Jenkins, Stapleton. Plan No. 148.

TARGEE ST, e s, 150 s Van Duzer st, 13, Stapleton, masonry, new roof and side extension to frame dwelling; cost, \$400; owner, A. Heidermeyer, Stapleton; architect and builder, Peter J. Larsen, New Brighton. Plan No. 149.

2D ST, e s, 112 n Lincoln av, Midland Beach, new partitions to frame dwelling; cost, \$100; owner, A. Eitner, Midland Beach; builder, A. W. Mortensen, Midland Beach. Plan No. 150.

3D ST, w s, 120 n Lincoln av, Midland Beach, new partitions to frame dwelling; cost, \$65; owner, Mrs. C. F. Sequine, 292 9th av, Manhattan; builder, A. W. Mortensen, Midland Beach. Plan No. 151.

DECKER AV, e s, 200 s Penn av, Linoleumville, 1-sty extension, masonry, partitions, etc., to frame dwelling; cost, \$250; owner, Stephen Urbasku, Linoleumville; builder, Jos. Dirking, Linoleumville. Plan No. 147.

EGBERT AV, 65, bet 3d and 4th sts, New Dorp, new cesspool to frame dwelling; cost, \$75; owner and builder, B. Fushino, New Dorp. Plan No. 153.

FRESH KILL RD, e s, 100 s Allentown la, 4724, Kreischerville, new addition 12 ft, long to frame barn; cost, \$100; owner, Mrs. C. Schmieg, Kreischerville; builder, G. Dissosway, Tottenville. Plan No. 152.

JEWETT AV, e s, 75 s Egbert av, West New Brighton, new store front and 1-sty extension to frame store and dwelling; cost, \$1,340; owner, Eckstein Brewery Co., Castleton Corners; architect and builder, R. H. Leadley, Port Richmond. Plan No. 158.

JEWETT AV, w s, 250 s Bement av, 32, Port Richmond, flat roof, partitions, to frame dwelling; cost, \$100; owner, architect and builder, P. Rappaport, Port Richmond. Plan No. 162.

MADISON AV, e s, 275 n 1st av, New Brighton, 200 additional seats to brick school 16; cost, \$200; owner, City of N. Y.; architect, C. B. J. Snyder. Plan No. 161.

MORNINGSTAR RD & RICHMOND TERRACE, Elm Park, metal ceiling and general repairs to frame dwelling; cost, \$800; owner, Geo. Bauer, Tompkinsville; builder, W. H. Lynch, West New Brighton. Plan No. 145.

OCEAN AV, e s, Oakwood Beach, 1-sty addition to frame bungalow; cost, \$100; owner and builder, Emil R. Fuchs, 205 East 9th st, Manhattan. Plan No. 160.

RICHMOND TURNPIKE, 60 e Hamilton av, Linoleumville, new store front to frame store; cost, \$250; owner, N. Mielicharek, on premises; builder, Abram Ellis, Jr., Linoleumville. Plan No. 154.

WASHINGTON AV, s s, 50 s Harbor rd, Mariners Harbor, 1-sty extension and new roof to frame dwelling; cost, \$425; owner, O. Castalucci, Mariners Harbor; builder, E. Bush, Mariners Harbor. Plan No. 157.

WYMAN AV, n s, 1200 s Boulevard, Great Kills, concrete footings to frame bungalow; cost, \$100; owner and builder, Jos. A. Gillis, Great Kills. Plan No. 146.

CEDAR GROVE BEACH, New Dorp, new partitions, etc., to frame dwelling; cost, \$300; owner, D. B. Pickering, East Orange, N. J.; builder, Frank Wood, East Orange. Plan No. 156.

OAKWOOD BEACH, new foundations to frame bungalows; total cost, \$200; owner and builder, Emil R. Fuchs, 205 East 9th st, Manhattan. Plan No. 159.

## NEW JERSEY NEWS.

## Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending May 2. The location is given, but not the owner's address:*

WEST NEW YORK.—Domenico Bandine, 531 15th st, 2-sty frame, alteration, \$1,400; Dominick Maganelli, 693 Palisade av, 3-sty brick, \$10,000.

IRVINGTON.—Abraham Gennet, 185-189-191-193 22d st, four 3-sty frame, \$20,000.

PASSAIC.—Stephen Koran, 84 Hope av, 3-sty frame, alteration, \$400.

NEWARK.—Mrs. Julia R. Lines, 125 Pennsylvania av, 4-sty frame alteration, \$2,500; Salvatore Vitale, 75 Stone st, 3-sty frame, alteration, \$500; Morris Epstein, 656 South 15th st, 3-sty brick, \$8,000; Angelo Frannicola, 184 Orange st, 3-sty frame, alteration, \$800; Ignatz Haber, 522 15th av, 4-sty brick, \$13,000; Adam Cigliano, 446 Summit pl, 4-sty brick, \$14,000; Ella A. Walters, 281 North 5th st, 3-sty brick, \$8,000; William Philburn, 292 North 4th st, 3-sty brick, \$8,000; Yetta Cohen, 180 Spruce st, 3-sty frame alteration, \$500; Martha Petendorf, 824 South 17th st, 3-sty frame, \$6,000.

EAST ORANGE.—Charles H. Walker, 36 Steuben st, 3-sty frame, \$6,000; Michael Mauriello, 248 Sheppard av, 3-sty brick, \$7,000.

JERSEY CITY.—Harry J. Max, 388-390-392-396 Communipaw av, four 3-sty brick, \$32,000; Richard Derison, 382 Bergen av, 3-sty brick, \$10,000; James Fitzpatrick, 322 Baldwin av, 4-sty brick, \$9,000.

KEARNY.—Philip Mendelson, 403 Kearny av, 3-sty frame, \$8,000.

TRENTON.—Mary T. Ress, 239-241 East Hanover st, 4-sty brick, \$32,000.

NUTLEY.—Giorgio Vitetto, south side East Passaic av, 100 ft. west of Columbia av, 3-sty frame, \$5,000.

BAYONNE.—Bernard Evers, northwest corner Boulevard and West 15th st, 3-sty frame, \$7,000; August Kraft, 109 West 6th st, 2-sty brick \$7,000.

MONTCLAIR.—H. S. Connolly & Co., east side Bradford pl, 150 ft. north of Crescent st, 3-sty brick, \$25,000.

HOBOKEN.—Ernesto Braca, 405 Monroe st, 3-sty frame, \$7,000.

ELIZABETH.—James Demo, southwest corner 4th av and John st, 3-sty brick, \$16,000.

APARTMENTS, FLATS AND TENEMENTS. HOBOKEN, N. J.—W. H. Bogart, 250 Jackson av, Jersey City, is preparing plans for a 4-sty

brick flat, 75x80 ft, on Jackson av, near 8th st, for John Caruso, care of architect. Cost, about \$42,000.

## CHURCHES.

BLOOMFIELD, N. J.—The First Presbyterian Church of Bloomfield, Rev. Dr. George Curtis, pastor, 23 Park pl, Bloomfield, is having preliminary plans prepared by Cady & Gregory, 40 West 32d st, Manhattan, for a Sunday school and parish house, to cost, about \$26,000.

## DWELLINGS.

ELIZABETH, N. J.—John Lammerding, 1182 Magnolia av, contemplates the erection of several frame residences on Union av, from private plans, at a cost of about \$5,000 each.

DOVER, N. J.—J. J. Vreeland, 16 West Blackwell st, is preparing plans for a 3-sty hollow tile store and residence, 30x80 ft., in West Blackwell st for Max Youngleson, 35 West Blackwell st. Cost, about \$10,000.

MORRISTOWN, N. J.—Bertram G. Goodhue, 2 West 47th st, Manhattan, has completed plans for the 1 and 3-sty local stone parish house for St. Peter's Episcopal Church, Rev. P. F. Sturges, rector. Cost, about \$100,000. Figures will be taken about May 30.

NORTH BERGEN, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, is preparing plans for a 2-sty brick residence, 25x55 ft., at 4183 Boulevard, to cost, about \$6,000. August Kleffman, 4183 Boulevard, owner.

EAST ORANGE, N. J.—B. H. Shepard and Harry W. Dyer, associate architects, 99 Warren st, Manhattan, have completed plans for the 2 1/2-sty hollow tile and stucco residence, 22x36 ft., in Eastwood st, for the Glenwood Realty Co., W. K. McFarlin, 29 Eastwood st, owner and contractor. Cost, about \$7,000.

RUTHERFORD, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, N. J., has completed plans for the 2 1/2-sty frame and stucco residence, 17x41 ft, for M. Boon, 59 Paulison av, Passaic, owner and builder. Cost, about \$6,000.

## FACTORIES AND WAREHOUSES.

HARRISON, N. J.—George Bippus, care of owner, is preparing plans for a 2-sty brick shipping warehouse, 112x112 ft., on Railroad av for H. J. Heinz Co., 1062 Main st, N. S., Pittsburgh, Pa., and 256 West st, Manhattan. Cost, about \$50,000.

JERSEY CITY, N. J.—Chris H. Ziegler, 75 Montgomery st, is preparing plans for a 2-sty brick cooperage plant, 150x180 ft., at 42 Fairmount av, for Charles Heldt & Sons, 98 Fairmount av, owners. Cost, about \$50,000. Bids will soon be taken on general contract.

GLEN RIDGE, N. J.—Percy B. Taylor, Essex Building, Newark, consulting engineer, is about ready for bids for a factory, consisting of five 1-sty brick buildings, main building, 50x200 ft.; office building, 25x40 ft.; laboratory building, 25x25 ft.; acid house, 30x36 ft. and power house, 40x52 ft. on Belleville av and Erie Railroad, for the Condensite Co. of America, on premises. Cost, about \$50,000.

## PUBLIC BUILDINGS.

ORANGE, N. J.—Plans are nearly completed for a 1-sty brick and limestone post office building, 90x90 ft., for the U. S. Government, Oscar Wenderoth, supervising architect, York & Sawyer, 50 East 41st st, Manhattan, architects. Frank Sutton, 80 Broadway, Manhattan, steam and electrical engineer. Cost, about \$100,000.

## SCHOOLS AND COLLEGES.

HACKETTSTOWN, N. J.—J. J. Vreeland, 16 West Blackwell st, Dover, N. J., is preparing plans for a 2-sty brick addition and remodeling the 2-sty brick public school for the Board of Education of Hackettstown, J. M. Saunders, president. Cost, about \$75,000.

JERSEY CITY, N. J.—J. T. Rowland, Jr., 98 Sip av, has nearly completed plans for the 3-sty brick school No. 5, 120x160 ft., in Merseles st, between 3d and 4th sts, for the Board of Education of Jersey City, G. Fred Ege, secretary. Cost, about \$225,000. Bids will be called about May 25.

## STABLES AND GARAGES.

NEWARK, N. J.—Hughes & Backoff, Essex Building, 31 Clinton st, Newark, have been commissioned to prepare plans for a brick city stable building here for the Common Council of the City of Newark, Mayor Jacob Hausling, City Hall, Chas. F. Kraemer, 776 Broad st, chairman of building committee.

## STORES, OFFICES AND LOFTS.

ATLANTIC HIGHLANDS, N. J.—E. A. Munger, care of the New York Telephone Co., 15 Dey st, Manhattan, is preparing tentative plans for a telephone building here. Nothing definite decided.

## Other Cities.

## DWELLINGS.

PITTSFORD, N. Y.—William McFarland, 519 German Ins. Building, 79 Culver rd, Pittsford, contemplates the erection of a residence and private garage at Clover Hill Track, to cost, about \$9,000. An architect will be selected at once.

## HALLS AND CLUBS.

HAVERSTRAW, N. Y.—The Stony Point Lodge, F. & A. Masons, Frank DeNoyelles, Allison av, contemplates the erection of a temple and have voted to purchase property for same, for which an architect has practically been selected. Cost, about \$20,000.

## MUNICIPAL WORK.

KINGSTON, N. Y.—John A. Benschel, Capitol, Albany, State engineer, is preparing plans for a steel and concrete bridge over Roundout Creek for the State of New York, Department of Highways and Bridges, Capitol, Albany, Duncan W. Peck, superintendent. Cost, about \$200,000.

## SCHOOLS AND COLLEGES.

BEACON, N. Y.—The Board of Education of Beacon, Union Free School District No. 8, E. A. McComber, president, contemplates the erection of a high school on Fishkill av, from plans by William T. Townner, 320 5th av, Manhattan. Cost, about \$50,000.



**PERSONAL AND TRADE NOTES.**

ROBERT J. REILEY, architect, has moved his offices to 477 5th av.

JAMES BRITE, architect, has moved his offices from 1170 Broadway to 18 East 41st st.

DRESSAN-YOUNG CO. has moved from 27 Thames st to the n w cor of Church and Liberty sts.

MALCOLM A. RUE, consulting engineer, has moved his offices from 200 5th av to 74 Broadway.

THE EMPIRE DOOR & TRIM CO. announces its removal from 30 East 42d st to 15 East 40th st.

W. M. TORRANCE, consulting engineer, has moved his offices from 123 William st to 171 Madison av.

WILLIAM J. LODGE, architect, will move his offices to larger quarters at 740 Broadway, Bayonne, N. J.

D. H. BURNHAM & CO., architects, Railway Exchange Building, Chicago, have changed the firm name to Graham, Burnham & Co.

JOHN GALLIN & SON, masons and general contractors, have moved their offices from 56 Pine st to 6 Gold st. Telephone John 2907.

ROBERT S. KENT, consulting and mechanical engineer, has moved his offices from the Mechanics Bank Building to 30 Court st, Brooklyn.

M. RAMBOW & CO., tiles, has moved their showrooms and office from 133 West 24th st to 28-30 West 25th st. Telephone, Madison Square 3651-2.

ABENDROTH & ROOT MFG. CO., manufacturers of water-tube boilers, has moved its New York Sales office from 50 Church st, to 45 Broadway.

THE AMERICAN METAL CEILING CO. has moved from 215 Montague st, Brooklyn, to 1529 Fulton st, near Throop av, Brooklyn. The telephone number is 8376 Bedford.

DOUGLAS I. McKAY, ex-Police Commissioner, has been made assistant to President James Gilbert White of J. G. White & Co., engineering contractors, 43 Exchange pl.

VAN NAME & CO., general contractors, 80 Wall st, N. Y. C., have opened a branch office at Huntington, L. I., where the business in connection with their local operations will be transacted.

J. C. McCARTY & CO., 29 Murray st, have been appointed general selling agents for the Turner & Seymour Mfg. Co., Torrington, Conn., manufacturers of high grade upholstery and house furnishing hardware.

THE FORT WAYNE ENGINEERING & MANUFACTURING CO., Fort Wayne, Ind., announces that it has recently opened a New York office at 110 West 34th st. O. L. Rimoldi is in charge of the office.

H. R. HALL and S. W. MATTERSON, carpenters, have formed a partnership under the name of Hall & Matterson, to do a general contracting business. They have opened offices on Mechanic st, Norwich, N. Y.

HENRY O. ROFF, formerly designing engineer with the Concrete-Steel Engineering Co., has opened offices at 21 Park Row where he will practice as a consulting engineer. He intends to specialize in reinforced concrete in all its branches.

THOMAS FRASER and GEORGE WILSON have form a partnership under the name of Fraser & Wilson, to do a general contracting business. They have opened an office in Fort Covington, N. Y., and will specialize in bridge and road construction.

P. & F. CORBIN, manufacturers of hardware, have consolidated the uptown and downtown offices and have opened offices, show and sales rooms in the new Architects' Building, 101 Park av. Deliveries of goods are made from the ware rooms at 98 Lafayette st, but all business is conducted from the new offices.

WALTER A. HUGHES, of Ritch-Hughes Co., Insurance Specialists, delivered a lecture Wednesday evening on "The Growth and Effect of Workman's Compensation" before The General Society of Mechanics and Tradesmen of the City of N. Y., at the Mechanics' Institute, 20 West 44th street. This address was recently published in The Record and Guide.

THE NEW HAVEN TRAP ROCK COMPANY, a \$2,000,000 corporation, filed articles of incorporation in Hartford, Conn., with James H. Ready, Steven J. Moriarty and Frederick H. Brethauer, of New Haven, as formal incorporators. The New Haven Company is controlled jointly by the Blakeslee interests, contractors, the Hayden Stone Company of Branford, Conn., the Fisk quarry interests of Branford, and the Branford Steam Railroad Co., which connects the quarries with tidewater. The Blakeslee interests have incorporated and organized the Waverly Construction Company of New Haven. W. Scott Eames will be the general manager of the new quarry corporation, and his brother, Edward B. Eames, the New Haven manager for Hayden Stone Company. The company has taken title to about one thousand acres of property in and around North Branford, Conn., and will spend about \$750,000 at once in the development of quarries and tidewater facilities.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

THE MONTHLY MEETINGS of the American Society of Engineering Contractors (Inc.) formerly held in the United Engineers' Building, are now held at the rooms of this society, 11 Broadway, on the second Thursday of each month, except in July and August, at 2 o'clock p. m. Secretary, J. R. Wemlinger, 11 Broadway, New York.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS will hold its thirty-first annual convention in Detroit, Michigan, June 22-26. Convention headquarters will be at the Hotel Cadillac.

AMERICAN SOCIETY OF ENGINEERING CONTRACTORS will hold its midsummer convention July 3 and July 4 at Brighton Beach, Brooklyn.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth, July 14 to 17.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month, Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 89th st, New York City.

AMERICAN SOCIETY FOR TESTING MATERIALS.—Atlantic City has been chosen for the seventeenth annual meeting of the American Society for Testing Materials on June 30-July 4. Headquarters will be at the Hotel Traymore.

THE TECHNICAL LEAGUE OF AMERICA will hold its regular monthly meeting in the New York World Building, Room 506, on May 15, at eight o'clock, when the subject of the limitation of the height of commercial buildings and hotels will be discussed by Mr. Herman Kobbe and Mr. C. B. J. McManus.

GUM LUMBER Manufacturers' Association will hold its annual meeting and convention at the Gayoso Hotel, Memphis, Tenn., May 19-20.

FEDERATED CIVIC ASSOCIATIONS.—It has been found desirable to postpone the conference of delegates, to further consider the matter of increased transportation facilities across the North River, which was scheduled to be held in the sun parlor of the Waldorf-Astoria, Tuesday, May 5.

CHARLES T. SCHONDELMEIR, M.D., will deliver his lecture on "Sewage Disposal in the City of New York," Monday evening, May 18. The lecture is held under the auspices of the Brooklyn Institute of Arts and Sciences and the Brooklyn League, and will be held in the Lecture Hall of the Academy of Music.

BROOKLYN LEAGUE, executive offices and Meeting Rooms are now in the new Terminal Building, 50 Court street, Brooklyn, on the sixth floor, rooms 610-11.

BROOKLYN CHAPTER of the American Institute of Architects at a recent meeting declared themselves strongly in favor of a public competition for the selection of plans for the new Court House. It is proposed to draft resolutions to this effect, which will shortly be submitted to Borough President Pounds.

AMERICAN SOCIETY ENGINEERS, ARCHITECTS AND CONSTRUCTORS.—The first regular meeting will be held at the United Engineering Building, 25 West 39th street, next Tuesday evening, at 8 o'clock. George N. Green will deliver an address on "Sub-surface Structures of New York City." The midsummer convention will be held at Brighton Beach on July 3.

BROOKLYN LEAGUE will hold its sixteenth annual dinner at the Masonic Temple, Friday, May 15. The principal speaker of the evening will be the Hon. William J. Bryan, Secretary of State for the United States.

**RECENT INCORPORATIONS.**

TERMINAL ORNAMENTAL IRON WORKS has been chartered with \$10,000 capital stock with offices in Brooklyn to manufacture and deal in ornamental iron and bronze works and structural iron and steel, etc. The papers were filed by Elizabeth V. Petersen, Peter L. Petersen and Peter Petersen, all of 909 52d st, Brooklyn, as directors. The attorneys are McDowell & Lebey, Woolworth Building.

WHITEHALL ESTATES have been incorporated to do a realty and construction business with offices in Manhattan with a capitalization of \$3,000,000. The directors are John Cole, 75 Maple av, Hackensack, N. J.; Francis T. Tilton, 426 Clifton av, Clifton, N. J., and Alfred N. Waser, Flushing, L. I. Edwin W. Whitfield, 60 Wall st, attorney.

GOLDSOLL REALTIES have filed incorporation papers with \$125,000 capital stock with offices in Manhattan to do a realty, construction, brokerage, insurance, etc., business with Frank J. Goldsoll, Paris, France; Louis J. Rosett, 29 Liberty st, and Abraham Goldberg, 1345 Broadway, as incorporators. The attorney is Louis J. Rosett, 29 Liberty st.

THE MEANY REALTY CORPORATION is a \$200,000 company, chartered to do a realty, construction and brokerage business with offices in Manhattan. The directors are Shannon L. Meany, Edward P. Meany, both of Convent, N. J., and William S. James, 113 McDonough st, Brooklyn. William S. James, 55 Liberty st, attorney.

HYDE REAL ESTATE CORPORATION is a \$750,000 company, chartered to do a realty and construction business with offices in Manhattan. The directors are A. Fillmore Hyde, Morris-town, N. J.; Paul R. Towne, 27 East 35th st, and Georgina M. Bath, 55 Liberty st. Harris & Towne, 258 Broadway, attorneys.

THE AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS was recently incorporated for the purpose of promoting science and instruction in the department of civil engineering, architecture, engineering and building construction; also the allied arts and for the fostering of a fraternal and protective spirit among its members. The trustees for the first year include the following: James Waite Howard, C. E. E. M.; Oliver Randolph Parry, architect; Joseph Rock Draney, United States Asphalt Refining Co.; Charles F. Dingman, constructor; William P. Comstock, editor; John A. Yates, C. E., and T. Hugh Boorman, C. E.

**OBITUARY**

SAMUEL E. BROWN, formerly president of the Cleveland Hardware Co., of Cleveland, died of pneumonia, at his home, 90 Warwick street, Brooklyn, Tuesday, May 5. He was 70 years of age.

H. R. HUELLE, civil engineer, of Brooklyn, died at Reno, Nev., Tuesday, April 28, as the result of an automobile accident. He had been connected with the Nevada State Engineering Department.

WILLIAM McLOUGHLIN, general contractor, died at his home, 1862 70th st, Brooklyn, Tuesday, April 28. He was born in Chicago sixty-two years ago and had lived in Brooklyn for several years.

CHARLES EPPINGER, general contractor, died after a brief illness at his home in Reid st, South River, N. J., Saturday, April 25, aged forty-two. During his activity as a builder he erected many notable buildings in his town and vicinity.

WILLIAM F. WIDMAYER, retired civil engineer and architect, died of a complication of diseases at his home, 609 West 178th st, Monday, May 4. He was seventy-two years of age and was a graduate of the University of Heidelberg and the University of Wittenberg. Mr. Widmayer was for many years a city surveyor with offices at Stapleton, S. I. He is survived by his widow and five children.

FRANKLIN A. GREEN, Deputy Superintendent of School Buildings in New York, died from an abscess of the brain at his home, 253 West 100th st, Wednesday, April 29. Mr. Green was born in Elmira, N. Y., in 1866. He was graduated from Cornell University in 1890, as an architect and began the practice of his profession at Tacoma, Wash. The plans for the Tacoma City Hall and the Washington State Capitol were prepared by him. Mr. Green had been connected with the New York City Board of Education for the past fifteen years, entering as a draftsman in 1899. He was a member of the American Institute of Architects.

**TRADE LITERATURE**

**Factory Heating.**

The new Stevens Duryea plant at East Springfield, Mass., is heated by a very unique method by the use of unusually large heating coils without the use of a vacuum. The system which was provided by Warren Webster & Co., Camden, N. J., is a semi-modulation system, involving the Webster Syphon automatic trap at the return end of each coil and an automatic syphon regitherm controlling balanced steam supply valves admitting steam to the coils. It is said that this instrument does its work with precision under all sorts of varying weather changes. The system has proved effective and satisfactory during the two winters it has been in use.

**A Portfolio of Lighting Helps.**

The National X-Ray Reflector Company of 6 East 29th street, this city, has issued an elaborate portfolio catalogue describing in detail the method and type of installations recently installed in prominent buildings. The catalogue is accompanied by a set of twenty-four detail drawings with half-tone inserts showing types of installations, all bound in cloth and board. Only a restricted number of these catalogues have been issued to architects.

**New Pomeroy Catalogue Out.**

The S. H. Pomeroy Co., successors to Voigtmann & Co., 282 East 134th street, announces the issuance of its 1914-1915 catalogue which is full of information of value to architects and prospective owners facing window, sash and transom problems in building construction. Since the company began the manufacture of fire windows in 1897 the company has introduced twenty-six varieties of window construction, some of which are in use in the largest buildings in the city. The company specializes in high grade products all manufactured under the label of the Underwriters' Laboratories.

**March Doorways.**

The Richards Wilcox Manufacturing Co., of Aurora, Ill., in sending out the March edition of doorways announces that while the mailing list for this little interesting magazine is already large, it will be glad to add to it the name of any architect who does not now receive it. The publication is sent out gratuitously. It keeps the architect, builder and dealer in monthly touch with the development and improvement of sliding doors.

# BUILDING MATERIALS AND SUPPLIES

GLASS MANUFACTURERS PREPARING TO MEET BELGIAN COMPETITION IN THIS MARKET—COMMERCIAL SIZES OF COAL CRAMPED

Effect of New Standard of Buildings on Construction—The General Market.

WITH a slightly firmer tone in common brick prices, a strengthening of sentiment in structural steel and an improvement in the demand for Portland cement, even though prices had to be shaded to bring it about, the week's movement of building materials in the wholesale market was such as to inspire greater confidence in the construction field. Building operations, some of which were planned long ago, are moving ahead and others are about to come out.

There is likely to be trouble in the window-glass department, due to the activity of Belgian manufacturers in trying to gain a foothold in this country. At a meeting of the American manufacturers in Pittsburgh endorsement was given to the price-cutting campaign now being waged by domestic interests on the Pacific coast, and the threat was made that if foreign glass continues to under-sell the Eastern market the same tactics would be followed here as in the West with the idea of protecting the local market from the inroads of foreign producers. Current quotations are 90-20 per cent. on single thick and 90-25 on double thick, wholesale to dealers with A quality still scarce.

Since investors take their cues from the railroads and the iron and steel industry, the low volume of steel tonnage handled by the U. S. Steel Corporation, with the general policy of conservation advertised by the railroads since the first of the year, has had its effect upon financial interests, which have been slow to encourage building speculation. The result has been that only self-financed operations, such as factories, specialty buildings, loft and residences have been able to move on their plans, some of which have been filed for half a year or more.

But since the Steel Corporation is showing a disposition to hold fast to current quotations, with the apparent idea of letting the smaller mills fill up on small profit margins, while they wait for the larger business and larger profits

that now appear to be on their way, there is an increasing tendency on the part of prospective builders to take advantage of the low prices prevailing everywhere in the building material department with the exception of hardwood, crushed stone and sand, by coming into the market for material and going ahead with their long deferred building operations.

There is another factor that may operate toward an increasing volume of plan filing and speedy operation. Out in Chicago this week there was in session the National Fire Protection Association. One of the important matters before it is a proposition to change the standard of so-called fireproof construction. In fact, the word "fireproof" is to be discontinued as a description of a type of building construction, and the word "fire resistive" substituted. No wood is to be permitted, whether in construction or furnishing of "fire-resistive" buildings, save only in table tops. If this recommendation is adopted, general changes in building codes throughout the country will ultimately result for the reason that the National Board of Fire Underwriters have approved, through its consulting engineer, Ira H. Woolson, of the measure, and instead of old style "fireproof" buildings enjoying special insurance rates, it is quite probable that still lower rates will be made on "fire-resistive" buildings with the result that codes everywhere will have to be changed to meet the better type of buildings. Ultimately this new standard will be made to conform to tenement houses.

Plan filings for new buildings in the five boroughs this week compared with last week show big gains.

|           | No. | Week Ending |     | No.         | May 7. |
|-----------|-----|-------------|-----|-------------|--------|
|           |     | April 30.   | No. |             |        |
| Manhattan | 15  | \$523,400   | 13  | \$2,144,000 |        |
| Bronx     | 23  | 447,775     | 20  | \$495,662   |        |
| Brooklyn  | 84  | 800,950     | 117 | 1,155,600   |        |
| Queens    | 86  | 326,025     | 146 | 548,580     |        |
| Richmond  | 39  | 57,872      | 37  | 38,235      |        |
| Totals    | 247 | \$2,156,022 | 333 | \$4,382,077 |        |

## WINDOW GLASS. Manufacturers Take Action Against Inroads of Foreign Interests.

IF the architect or builder who has been searching in vain for an answer to the question, "What is the matter with the glass market?" had been present at the meeting of twenty-five American manufacturers in Pittsburgh this week he would have learned that the American producers of window glass are worried over the activity of the Belgian manufacturers of this commodity in the American market. He would have heard endorsed the action of the American Window Glass Company in making very low prices to distributors on the West Coast and a strong intimation that if the importers on the Atlantic seaboard continue to wage a price cutting war the same tactics would be adopted here. In other words, it is not the intention of the American glass manufacturing interests to surrender the field to foreign producers. It was stated that stocks in the hands of American manufacturers are in such shape that it would be a simple matter to carry the necessary surplus to meet the expected demand during the summer and fall.

Current quotations on window glass in this market is 90-20 per cent. on single thick, and 90-25 per cent. on double thick, from jobbers' lists with A quality glass on light supply.

## COMMERCIAL COAL.

Steam Sizes in Lower Grades Accumulating—Cold April Upsets Calculations.

WHEN the New York building managers close up their accounts for the year they will find that their expenditures for coal have been heavier than in many former years, owing to the cold weather in the latter part of April and the first part of May. Incidentally, the demand for coal today is much heavier than distributors had expected, and the supply is not quite so free, with the exception of steam sizes in lower grades. These sizes have been accumulating until this week, when they began to move out, partly as substitute material, until the supply of better grade coal could be replenished. Barley coal has been especially troublesome in this particular, but it is in better demand now. In the upper anthracite ports all sizes are firm on circular.

The bituminous trade reports little spot demand. As many steam consumers have ordered contract deliveries cut down, the operators affected by the central Pennsylvania suspension have not been obliged to come into the market heavily to take care of obligations, most of them having had a large tonnage on cars when the shutdown occurred.

All loading ports are still congested, though the amount of demurrage coal at piers has been reduced to some extent during the last few days. The men have voted to return to work at the old schedules, but the companies aver that no matter what the decision of the men is the mines will not resume operations until June 1. This will keep prices up and the supply low. Some are now making future contracts where it is possible to do so.

## CEMENT COMPANY EXPANDS.

Lehigh Portland With Its Subsidiaries

Now Has Output of 12,000,000 Barrels.

ALL the real estate, personal property, including stores, of the New Castle Portland Cement Company, located at New Castle, Lawrence County, Pa., have been purchased by the Lehigh Portland Cement Company. It has also purchased the New Castle & Butler Railway Company, an industrial line having connections with various industries at New Castle. The mill of the New Castle Portland Cement Company has four kilns with an annual capacity of 800,000 barrels, and the real estate consists of 1,000 acres, containing shale and limestone. The Lehigh Company has two plants at New Castle, which have been in operation for several years. They have an annual capacity of 200,000 barrels. This additional plant, therefore, will give the Lehigh Company a capacity of 1,000,000 barrels.

With its new purchase the Lehigh Portland is now the owner of twelve mills. Five of these, at West Coplay, Ormrod and Fogelsville, are in Lehigh County, three at New Castle, two at Mitchell, Ind., one at Mason City, Ia., and one at Metaline Falls, State of Washington. The total annual capacity of the company is 12,000,000 barrels. The deal was authorized several weeks ago by the stockholders of the New Castle Company and is said to involve \$1,200,000.

## \$300,000 FRONT BRICK CONCERN.

Kittanning Interests Incorporate to Handle Clay Products Here.

WILLIAM A. SIMPSON of Kingston, N. Y.; David F. Oliver of 314 West 177th street, and Edward Doyle of 155 East 85th street, are incorporators of record in papers filed at Albany this week, incorporating the Kittanning Face Brick Company for \$300,000. The papers were filed by James F. Mack, an attorney of 293 Broadway. The charter gives the company the right to manufacture and deal in fire brick, fire clay, face brick, tile, terra cotta and other clay products. The company contemplates the erection of a plant at East Mosgrove, Pa. It has no connection with the Kittanning brick interests represented here by Fredenburg, Lounsbury & Houghtalling, Inc., whose plants are at Cowanshannock, Pa., just outside of Kittanning; and at East Brady, Pa.

## STRUCTURAL STEEL.

Optimists Look for June Rally—Larger Discount on Pipe.

STEEL, the barometer of all building materials in this territory, is strengthening in tone, as indicated by the belief among optimists in the trade that June will bring a change for the better. This belief rests upon the expectations of many that the Interstate Commerce Commission will grant the prayed-for rate increase, which will give immediate stimulation to building construction everywhere.

At the same time it was learned in the steel trade this week that some of the larger companies had declined to take reasonably large orders at further concessions in prices, being disposed to make a stronger stand for remunerative returns. The smaller mills are anxious to keep their mills employed and are not, at present, taking such a determined position.

Mill advices show that April ingots were produced by all companies to the total of 1,700,000 tons, of which only a little over 1,500,000 tons were cast by the U. S. Steel Corporation. Upon this basis the total production of rolled products was about 1,300,000 tons, of which about 785,000 tons were produced by the subsidiaries of the U. S. Steel Corporation. Total orders were estimated at about 830,000 tons, of which 500,000 were taken by the corporation, indicating a decrease in unfilled orders by all companies close to 470,000 tons, a possible decrease of 280,000 tons from March totals.

The National Tube Company announced a reduction of price of 2 inch line pipe on May 1 by increasing the discount one point, or \$1 per ton.

## COMMON BRICK.

Backward Weather Responsible for Sluggish Demand.

COMMON brick showed practically no gain either in unloading or wholesale selling this week, due to backward building weather. There were better prices obtained for special or culled brick, however. Local top prices ran as high as \$6 per M. and for Newark lighted brick of special quality approximately \$6.25 per M. Sales in the wholesale market were approximately 700,000 below arrivals.

Official transactions for Hudson common brick covering the week ending Thursday, May 7, in the wholesale market, with comparisons for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

| 1914.               |          | 1913.    |       |
|---------------------|----------|----------|-------|
| Left over, May 1—7. |          | Arrived. |       |
|                     | Arrived. |          | Sold. |
| Friday, May 1       | 6        | 4        | 4     |
| Saturday, May 2     | 5        | 5        | 5     |
| Monday, May 4       | 18       | 10       | 10    |
| Tuesday, May 5      | 4        | 7        | 7     |
| Wednesday, May 6    | 8        | 11       | 11    |
| Thursday, May 8     | 3        | 1        | 1     |
| Total               | 41       | 50       | 50    |

Reported enroute, Friday A. M., May 7—8. Condition of market, firm. Prices: Hudson, basic, — to \$5.75; Raritans, — to \$6 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, \$7.25 to \$7.50 (yard). Dull. Left over Friday A. M., May 7—9.

## HUDSON BRICK UNLOADED.

| (Current and last week compared.) |           |
|-----------------------------------|-----------|
| April 24                          | 1,333,050 |
| April 25                          | 718,000   |
| April 27                          | 1,361,400 |
| April 28                          | 1,395,500 |
| April 29                          | 1,403,650 |
| April 30                          | 1,533,750 |
| Total                             | 7,745,350 |

| 1913.                              |          |    |
|------------------------------------|----------|----|
| Left over, Friday A. M., May 2—41. |          |    |
|                                    | Arrived. |    |
|                                    | Sold.    |    |
| Friday, May 2                      | 6        | 8  |
| Saturday, May 3                    | 7        | 14 |
| Monday, May 5                      | 17       | 12 |
| Tuesday, May 6                     | 2        | 4  |
| Wednesday, May 7                   | 6        | 11 |
| Thursday, May 8                    | 3        | 1  |
| Total                              | 41       | 50 |

Condition of market, easier. Prices: Hudson, \$7 to \$7.25; Raritans, \$6.87½ to \$7.12½; Newark, \$8.25. Left over Friday A. M., May 9—32.

## OFFICIAL SUMMARY.

|   |     |
|---|-----|
| Left over Jan 1, 1914   | 87  |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to May 7, 1914 | 355 |
| Total No. bargeloads sold Jan. 1 to May 7, 1914                                     | 346 |
| Total No. bargeloads left over May 8, 1914  | 9   |
| Total No. bargeloads left over Jan. 1, 1913   | 113 |
| Total No. bargeloads arrived, including left over Jan. 1 to May 8, 1913             | 549 |
| Total No. bargeloads sold Jan. 1 to May 8, 1913                                     | 509 |
| Total No. bargeloads left over May 9, 1913  | 32  |